

THE
FREE CUSTOMS

Benefits and Priviledges
OF THE

Copy-hold Tenants of the Manors
OF
STEPNEY & HACKNEY

In the County of MIDDLESEX within
the Corporation.

As which is prefixed an *Abstract*, or brief
of the Affidavit given by the said

Thomas Lord Warrworth,

Lord of both the said Manors, and his Lordships said
Tenants (within this Corporation) for the ratifi-
cating and perpetual establishing of the same.

Two Alphabetical TABLES

the one containing the Names of the said Copy-
hold Tenants, who have composed a
Petition (with the said Lord Warrworth) for the
ratifying and perpetual establishing of the same.
The other containing the Names of the said Copy-
hold Tenants, who have composed a
Petition for the ratifying and perpetual establishing of the same.

LONDON:

Printed for Edward Hyland, 1651.

THE
OFFICE OF THE
SECRETARY OF THE
NAVY

WASHINGTON, D. C.
JANUARY 1, 1900

TO THE
HONORABLE
MEMBERS OF THE
NAVY

AND
THE
OFFICERS OF THE
NAVY

AND
THE
OFFICERS OF THE
NAVY



To the
RIGHT HONORABLE
Thomas Lord VVentworth,

Lord of the Manors of *Stepny* and
Hackny in the County of *Middlesex*.

TO whom (*Right Honorable*)
ought we more justly to dedicate
this Collection of our Cu-
stoms and Priviledges, then unto your
good Lordship, the noble Patron there-
of. The Clouds of Differences are
now overblown; everlastingly may the
bright Sun-shine of Peace be upon these
Manors: That their Customs may be
as famous, to the *Right Honorable*
Family of the *VVentworths*, and
sought for to be Presidents to others,
as were *Solon's Laws*, which the Se-

nate of Rome sent Deputies to fetch
(very near four hundred years after
the same had been established at A-
thens) thereby to frame their twelve
Tables. Many happy years (Right
Honorable) accompany your Lord-
ships life, until Eternal Glory shall
make it perpetually blessed.

YOUR HONORS

most devoted Tenants.

AN



A N
A B S T R A C T
 OF THE
 Indenture of Covenants.



Hereas of late, Differences have arisen, between the Right Honorable *Thomas Lord Wentworth*, Lord of the Manors of *Stepny* and *Hackney*, and his Lordships Copy-hold Tenants of the said Manors, for, and concerning some of the Customs, Benefits and Priviledges of the said Tenants. It hath now pleased the said

The cause of
the now com-
pounding.

Thomas Lord Wentworth, in consideration of three thousand pounds of lawful money of *England*, in the thirtieth year of the reign of our late Sovereign Lady *Qu. Elizabeth*, by the Copy-holders of the said Manors, unto the Right Honorable *Henry Lord Wentworth*, his Lordships Father satisfied and paid: As also of three thousand and five hundred pounds more to him the said *Thomas Lord Wentworth* now paid, by Indenture bearing date the 20th day of *June*, in the fifteenth year of the Reign of our Sovereign Lord King *James* of *England*, *France* and *Ireland*, and of *Scotland* the fiftieth, made between him the said *Thomas Lord Wentworth*, Lord of the said Manors of the one part; and Sir *John Jolls* Knight, and divers others of the Copy-hold Tenants of the said Manors (whose names are particularly in the said Indenture recited) of the other part: For the appeasing and final end of the said Differences, and for prevention of the like, and all other which in time to come might happen, arise or grow, betwixt the said Lord, his Heirs or Assigns, Lords of the said Manors, and the said Copy-hold Tenants, their Heirs or Assigns, to Covenant, Grant, Con-

The consider-
ation given
for it.

The Deed of
Covenants.

An Abstract of the Indenture

That the Lord
Thomas is
seized in Fee.

And hath pow-
er to confirm
the following
Articles,

That these Ar-
ticles shall for
ever be obser-
ved,

clude and fully agree to the effect following, that is to say,
Imprimis, That the said *Thomas Lord Wentworth* is, and un-
til a perfect Act of Parliament shall be had and made, whereby
all the Liberties, Priviledges, Benefits, Customs, Immunities,
Discharges, Additions, Alterations, Enlargements, matters and
things, in the Schedules to the said Indenture annexed mention-
ed, shall be for ever confirmed, shall be and continue seized of
a good, absolute and indefeazable Estate of Inheritance in Fee-
simple to him and his Heirs for ever in possession, of and in the
said Manors, and either of them, and of the Copy-hold Lands,
Tenements and Hereditaments of the said Copy-hold Tenants
beforemention'd parties to the said Indenture: And that he now
hath, & then shall have full power and lawful authority to ra-
tifie, confirm, establish and make good, All and singular the Co-
venants, Articles, Alterations, Enlargements, free Customs,
Immunities, Discharges and Agreements, contained in the said
Indenture and Schedules, or either of them, to the said Copy-
hold Tenants respectively, and to their severall and respective
Heirs and Assigns, of, and in the severall and respective Mes-
suages, Lands, Tenements and Hereditaments, whereof they
are seized of any estate by copy of Court Roll.

And that the said *Thomas Lord Wentworth*, his Heirs and
Assigns, and all other Lords of the said Manors shall for ever
hereafter observe, perform, fullfil, allow, ratifie, make good
and keep all the said Articles, certainty of Fines, Usuages, Cu-
stoms, Priviledges, Benefits, Immunities, Discharges, Composi-
tions and Agreements in the said Indenture and Schedules con-
tained: And shall not at any time hereafter, levy, take, re-
quire or demand any other Fines, Sui. s. Customs, Works or Ser-
vices, or in any other maner then in the said Schedules are spe-
cified; And the Rents which for the said Copy-hold Tene-
ments by the space of two years now last past, have been yield-
ed and paid by the Copy-hold Tenants thereof. And also that
the said Tenants, their Heirs and Assigns, shall for ever here-
after peaceably and quietly have, hold, maintain and enjoy their
severall and respective Copy-holds; with their Appurtenances,
according to the severall Grants thereof to them made, and un-
der

der the several Rents for the same respectively, now due and payable according to the true meaning of the said Indenture and Schedules without any let, suit or hindrance, interruption, alteration, question, or contradiction whatsoever of him the said Lord *Wentworth*, his Heirs or Assigns, or any other claiming any estate, right, title, use, interest, office, profit, charge or demand under his Lordship, his Heirs or Assigns, or under the said *Henry Lord Wentworth* deceased: And that the said *Thomas Lord Wentworth* his Heirs or Assigns hath not, nor hereafter shall grant, or convey, severed from the Manor whereof, the same is now holden, any of the Messuages, Cottages, Lands, Tenements or Hereditaments of the said Copy-holders, for any other estate or term, other then by copy of Court Roll, according to the custom of the said Manors, except the Freehold to be severed at the desire of such person, as then shall be Copy-holder thereof respectively. And that the certainty of Fines, free Customs, Immunities, Liberties, Priviledges, Articles, Discharges and Agreements in the said Schedules contained, for and concerning the several Messuages, Cottages, Lands, Tenements and Hereditaments, whereof the said parties to the said Indenture are Copy-holders, or repated Copy-holders shall for ever be, and be had, used, accompted, adjudged, taken and enjoyed, as the true Customs, Usuages, Priviledges, Immunities, Discharges and Liberties of and within the said Manors, and either of them, not to be violated, altered, changed or denied by the Lord or Lords of the said Manors, or either of them now or hereafter, at any time or times in any wise being.

That hereafter none of these Lands shall be severed from the Manor: see Article 68.

Item, That for the better ratifyings, establishing, confirming, strengthning, perfecting and making good of all and singular the said Articles, Covenants, Agreements, certainty of Fines, Usuages, Customs, Inlargements, and Alterations of Usuages and Customs, Compositions, Liberties, Priviledges Freedoms, Immunities, Discharges, matters and things in the said Indenture and Schedules contained: and for the setting forth of what estate the said *Thomas Lord Wentworth* is now, and then shall be seized of the said Manors and premises, upon a

That a Decree shall be had in Chancery to confirm the now Agreements.

Bill

An Abstract of the Indenture

Bill of Complaint against his Lordship, in his Majesties high Court of *Chancery* to be exhibited, his Lordship will appear, and make such answer, and further such proceedings, that thereupon a perfect Decree, with the free consent and agreement of his Lordship may be had, and there enrolled against his Lordship, his Heirs and Assigns. By which the said Articles, Covenants, Agreements, certainty of Fines, Usages and Customs, and Alterations of Usages and Customs, and all the Compositions, Liberties, Priviledges, Freedoms, Immunities, Discharges, matters and things in the said Indenture and Schedules, or any of them contained shall be decreed, ratified, established and made good, and be put in ure, used and enjoyed for ever.

That an Act of Parliament shall be procured to confirm the same for ever.

Item, That he the said *Thomas Lord Wentworth*, his Heirs and Assigns, at his and their own proper costs and charges, will procure at the first Session of the next Parliament of our Sovereign Lord the Kings Majesty, his Heirs or Successors, one Statute or Act of Parliament. By force whereof the said Articles, Covenants, Agreements, certainty of Fines, Usages, Customs, Enlargements, and Alterations of Usages, Customs, Compositions, Liberties, Priviledges, Benefits, Freedoms, Immunities, Discharges, matters and things in the said Indenture and Schedules, or either of them expressed, shall be established, ratified, enacted and confirmed to be, and to continue for ever of force, and to be put in ure and used for ever hereafter, in such state, maner and form, quality, condition and degree, as the same are in the said Indenture or Schedules, or any of them expressed, for and concerning the Lands, Tenements and Hereditaments, whereof they now are Copy-holders, or reputed Copy-holders: Towards the charges, of the procuring of which said Act of Parliament, the said Tenants are to pay unto to the said *Thomas Lord Wentworth*, his Heirs or Executors, within one moneth next after the obtaining and passing thereof, the sum of twenty pounds.

The Tenants must pay twenty pounds towards the charge of it.

For better assurance within five years,

Item, That he the said *Thomas Lord Wentworth*, his Heirs and Assigns, at any time within five years next ensuing the date of the said Indenture, before such Act of Parliament as as aforesaid had and obtained, at the costs in the law of the said

said Copy-hold Tenants, or some of them, upon request made unto him the said Tho: Lo: Wentworth, his Heirs or Assigns, by the said Sir John Jolls, William Gough, Edmund Barber, John Eaglesfield, Isaac Cotton, Thomas Best, Richard Hoskins, George Baris, Henry Dethick, John Howland, Tho: Tardley, John Lowden, Richard Cheyny, Gresham Hoogan, Wil: Palmer, Nich. Digkyns, Nicholas Diggins, Peter Sumner, John Bennet, Richard Edwards, Michael Bonner, and Nicholas Hollam, or any ten of them, or any ten of the Heirs or Assigns of them, shall and will make, do, acknowledge, execute and suffer all and every such further Acts, Deeds and Assurances, for better settling, assuring and confirming of the Usages, Customs, Benefits, Liberties, Priviledges, Immunities, Discharges, certainty of Fines, Compositions, Agreements, matters and things in the said Indenture and Schedules contained, as by them, or any ten of them, or any ten of the Heirs or Assigns of them shall be reasonably devised, advised and required.

Item, That every one of the said Copy-hold Tenants, their Heirs and Assigns, shall and may freely hereafter from time to time Grant, Lease or Demise, by Deed or otherwise, without licence or copy of Court Roll, such or so much of their said Lands, Tenements and Hereditaments, to such person and persons, and for such term and estate, not exceeding thirty one years and four moneths, in possession from the time of the making of any such Grant or Demise, as to them and every, or any of them respectively, shall be thought fit or necessary without any forfeit of estate, seizure, claim disturbance, denial or impeachment of his Lordship, his Heirs or Assigns, or of any of his or their Officers. So always, that such Grant, Lease and Leases so to be made, be at the first or second General Court (for the Manor whereof, the Lands or Tenements so happening to be granted, leased or demised are parcel) to be holden next after the making thereof be published in open Court of that Manor before the homage there, and a remembrance thereof to be required to be made in the Rolls of the said Court, for the date, term and quantity of Lands, Cottages or Tenements so granted, leased or demised: Which

That Leases may be let for 31 years and 4 moneths without licence. See Article 38.

An Abstract of the Indenture

remembrance of the said *Thomas Lord Wentworth* covenanteth and granteth, for him his Heirs or Assigns: To and with the said Sir *John Jolls*, and the rest of the said Copy-hold Tenants upon the tender of a certainty thereof in writing, to the Steward, or Deputy Steward of that Manor for the time then being, together with six pence in money, for the entering thereof, shall be in the Court Rolls of that Manor duly, and in convenient time, and without delay inrolled, and a note thereof delivered by the Steward or his Deputy, to the party so leasing, or any for him without any other consideration, fee, or reward to be given or paid for the same.

Recital of the Letters Patents from the King to my Lord concerning the Freehold.

Item, That whereas the said *Thomas Lord Wentworth*, by his Highness Letters Patents under the great Seal of *England*, dated the 19th day of *July*, in the thirteenth year of his Majesties reign of *England*, &c. and forty eight of *Scotland*; Hath obtained licence to grant to such of his Majesties liege people as he shall think fit, Messuages, Cottages, Lands, Tenements and Hereditaments, parcel or reputed parcel of the said Manors; To hold to them their Heirs and Assigns in free and common Socage respectively, of his said Manors of *Stepny* and *Hackny*, by such and the same Rents and Services, and other profits, as in the conveyances thereof shall be expressed, and not to hold of the King in Capite, nor of any of his Majesties Honors or Manors in Knights service, as by the said Letters Patents more at large may appear. Now if the said *Thomas Lord Wentworth* shall not at the first Session of the next Parliament, procure such an Act of Parliament to be good and effectual in law for the purposes aforesaid: Then his Lordship will at all times after the end of the said first Session of the next Parliament upon reasonable request, and at the costs of the Tenants, (whom it shall concern) their Heirs or Assigns, make, do, and execute such reasonable Acts, Devises and Assurances in the law, whereby the said Copy-holders, their Heirs or Assigns respectively, shall hold and enjoy their and every of their said Copy-hold, Messuages, Houses, Lands, Tenements, Cottages and Hereditaments, with the like ways, easements, commons and commodities, as are thereto now belonging, or now therewith used or enjoyed.

If the Act of Parliament be not procured: then the Tenants upon request shall be made Freeholders,

enjoyed. And the Free-hold and inheritance thereof, respectively to them and to their respective Heirs and Assigns for ever. To be holden of such of the same Manors, whereof the same is now holden in *free and common Socage*; for and under the several and respective yearly Rents for all services and demands, as they or any of them do now severally and respectively pay for the same, as by them, or their Council learned shall be reasonably devised and required.

Item, That the said Copy-hold Tenants, their Heirs and Assigns respectively, shall and may for ever hereafter, without any let, impediment, interruption, denial or contradiction of his Lordship, his Heirs or Assigns, or any claiming under the said *Henry Lord Wentworth* deceased, not onely during the time they shall be Copy-holders, but also afterwards when they shall have obtained the Free-hold and inheritance of their several and respective Copy-holds, peaceably hold and enjoy, such and the like Common of pasture, and in such maner, in all the Commons, Wastes, and commonable places of the said Manors, as they or any of them heretofore, have, had, used, held, taken or enjoyed, or might lawfully have taken or enjoyed. Nevertheless it is agreed, That neither the said Indenture and Schedules, nor any Covenant therein contained, shall in any wise extend or enure to the benefit or advantage of any other Copy-hold Tenants of the said Manors, other then the said Copy-hold Tenants named parties to the said Indentures, their Heirs and Assigns, and that for such and the same Lands, Tenements, Cottages and Hereditaments, with the Appurtenances onely, as they or any of them now hold, or claim to hold, by copy of Court Roll of the said Manors, or one of them, as by the said Indenture (whereunto relation be had) more plainly and at large appeareth.

For enjoying
the Common,

The Tenants
not compound-
ing are except-
ed from all be-
nefit thereby.

The inrolling
of the Deed.

Memorandum, That the said Indenture of the twentieth of *June*, together with a duplicate thereof were acknowledged by the said *Thomas Lord Wentworth* the 21 day of *July* 1617. before Sir *Matthew Caren* Knight to be inrolled, and is inrolled in the *Chancery* accordingly. The one part of which Indentures is left in the custody of the Company of *Goldsmiths*

And where it
is left.

An Abstract of the Indenture of Covenants.

in the City of *London* : And the other in the custody of the Brethren of the *Trinity-house*. at *Ratcliff*, in trust and to the use of the said Copy-hold Tenants named parties to the said Indentures.

A Statute of 12000. pound for performance of Covenants,

The Defeazance,

Where it is left,

The proceedings in the Chancery,

The Decree.

The ninth day of *July* 1617. in the said fifteenth year of his Majesties reign, to the said *Thomas Lord Wentworth* acknowledged a Statute of the sum of twelve thousand pounds of lawful money of *England*, unto *Alexander Prescot*, and *John Gore*, Aldermen; *Thomas Jones*, common Sergeant of *London*, *Francis Fulner*, and *George Whitmore*, Esqs; and *Robert Mildmay* Grocer, in trust for and to the use of the Copy-holders warned in the said Indentures, and thereof is a defeazance by Indenture dated the same day to this effect, (*viz.*) That if the said *Thomas Lord Wentworth* do perform the Covenants and Agreements contained in the aforesaid Indenture of the twentieth of *June* : Then the same Statute to be void, and that the said Conusees shall deliver up the same Statute to the said *Thomas Lord Wentworth*, his Heirs, Executors, Administrators or Assigns, so soon as the said Act of Parliament shall be procured, according to the intent and true meaning of the said recited Indenture. To this end the said Statute and Defeazance are left in the Chamber of the City of *London*, to be kept in such sort as that the said Conusees may have the same to be delivered according to their Covenant. And the Chamberlain of the said City hath charged himself with the receipt thereof, by order of the Court of the Lord Mayor and Aldermen, bearing date the two and twentieth day of *July* 1617. *Leman*, Mayor; *Fish*, Chamberlain. In *Trinity Term*, in the said fifteenth year of his Majesties reign to a Bill of Complaint was by the Copy-holders, named parties to the said Indenture of the twentieth of *June*, exhibited against the said *Thomas Lord Wentworth* in his Majesties high Court of *Chancery*, whereto the said *Thomas Lord Wentworth* did appear, and by his answer confessed the Contents of the said Bill to be true. Whereupon a perfect Decree, with the free consent and agreement of the said *Thomas Lord Wentworth*, bearing date the two and twentieth day of *July*, in the said fifteenth year of the reign of

of our Sovereign Lord King *James* was obtained. And by the same the said Free Customs, Orders, Immunities, &c. and all and whatsoever contained in the said Indenture of the twentieth of *June*, and the Schedules unto the same Indenture annexed, are for ever established and confirmed. The said Decree is likewise thereinrolled. The true Copy of the said Schedules followeth.

SCHEDULES

Containing the Free Customs, Orders, Immunities, Discharges, Benefits and Priviledges of the Manors of Stepnny, alias Stebunhuth, and Hackny in the County of Middlesex, agreed unto the approved, allowed and ratified, as well by the Right Honorable Thomas Lord Wentworth Lord of the said Manors, as also by his Lordships Copy-hold, or Customary Tenants, or reputed Copy-hold or Customary Tenants of the said Manors, or of either of them, named parties to the Indenture whereunto those Schedules are annexed. By which all and every the same Copy-holders or Customary Tenants, their and every of their Heirs and Assigns, are to hold, use and enjoy, inherit, alien, demise, or dispose all and every or any the Lands, Messuages, Tenements, Cottages and Hereditaments, which they every or any of them respectively do hold, claim or enjoy, by force or pretext of any Grant heretofore made by the Copy of Court Roll of the said Manors, or either of them the day of the date of the said Indentures, That is to say, the Twentieth day of June, in the years of the reign of our Sovereign Lord JAMES, By the Grace of God of England, France and Ireland King, Defender of the Faith, &c. the fifteenth, and of Scotland the fiftieth.

IN *primis*, By the Customs of the said Manors and either of them, all the Copy-hold Lands, Tenements and Hereditaments, which the particular persons, (named parties to the Indentures, whereunto these Schedules are annexed) do hold or enjoy, are, and (time whereof the contrary hath not been within

These Copy-holds are of Inheritance held of the Lord by the rent according to the custom.

How Surrend-
ers are to be
made.
See further in
the 19. article.

within the memory of man) have been Copy-hold and Customary Lands, Tenements and Hereditaments of Inheritance, demised and demisable by copy of Court Roll of the Manors aforesaid, or one of them respectively, according to the customs of the Manor whereof the same are holden; and all copies of Court Rolls of the same Manors and either of them, by all the time aforesaid, for the same Lands, Tenements and Hereditaments, have been made, and ought to be made, to hold of the Lord by the Rod, according to the custom of the Manor whereof the same is holden, by the Rents and Services therefore due and accustomed. And all the said Lands, Tenements and Hereditaments have been passed, and are to pass and go from such persons, as according to the Contents of these Schedules, have power and are enabled to make Surrenders to any other person or persons by way of Surrender, to be made to the hands of the Lord, by the acceptance of the Steward of the Manor, or his Deputy for the time being, in Court or out of Court; or by the acceptance of the Reeve of the Manor whereof the same are holden, or by his Deputy, within the same Manor or elsewhere, in presence of six customary Tenants, or by any Headborough of some Township or Hamlet within that Manor in presence of six customary Tenants, in or out of the same Manors; which Surrender or Surrenders have been, and shall and may be to the use of any person or persons, and their Heirs for ever in Fee-simple, or any person or persons in Fee-tail, or for life or lives, with Remainders or without Remainders, as Lands may be assured by the course of the common Laws of this Realm, or else to the use of the last Will and Testament of the Surrenderers, or of any other persons, according to the intent and limitation of such last Will and Testament.

2.
Quit-rents are
to be paid
yearly at Michaelmas,

Item, The Rents of all the Tenants both Free-holders and Copy-holders, which hold any Messuages, Cottages, Lands, Tenements or Hereditaments of the said Manors, or of either of them, are yearly payable onely at the Feast of *S. Michael* the Archangel, to the Lord and his Heirs, the same to be collected by the Reeves of the said Manors (severally and respectively

to

to be yearly chosen, as hereafter is expressed) or their Deputies ; And all and every the said customary or Copy-hold Tenants, to pay the several yearly Rents, now yearly due and payable for their several Copy-holds : and if any of the said Copy-holds for which any entire quit-rent is now paid, shall hereafter come into several hands, the Rent thereof shall be then apportioned by the homage, at the Court of the Manor whereof the same are holden, and so much onely as by the homage shall be appointed to be paid (*pro rata*) shall be paid to the Lord for the time being.

An entire quit-rent: come into several hands shall be apportioned.

Item, All and every Copy-hold Tenant of the said Manors or either of them, which now be, or hereafter for the time being shall be, ought to appear yearly at two General Courts holden for the Manors whereof his Lands or Tenements are holden, upon warning, as hereafter followeth : And also so many of them at all other set or appointed Courts, set, appointed and kept for the said Manor whereof their Lands are holden under the number of eighteen, as shall be for that purpose especially warned thereunto by the Reeve, or his sufficient Deputy for the time being : And the said Tenants shall there do their Suits and Services, according to their Tenures, except they be essoined, licenced, or have some other lawful excuse, upon the pain hereafter following ; which two General Courts have been commonly kept, and are to be kept yearly, the one of them on Tuesday, the ninth day after *Easter* day, and the other about the Feast of *S. Andrew* the Apostle, upon reasonable warning ; That is to say, in the Churches and Chapels within the said Manors openly upon the Sunday seven-night, or Sunday fortnight, before the day of such Court to be holden.

3.
At what Courts Tenants are bound to appear.

The two general Courts yearly held.

Item, If any of the Copy-hold or customary Tenants of the said Manors, or of either of them, do or shall make default of their appearance at any of the said two General Courts, to which their Suits shall be due : Or if such Copy-hold Tenants as shall be especially and lawfully warned to appear at any of the said set Courts, in form aforesaid yearly to be holden, do make default, (to which the said Suit is or shall be due) and warning

4.
Tenants failing to appear, and not essoined, or reasonable excuse : shall be amerced.

warning openly given as aforesaid, of the day and place of the holding of the same General Courts, and upon special and lawful warning to be given for the said several set or purchased Courts, that then they that shall so make default (except they be essoyned or have some other lawful or reasonable excuse) shall be amerced by the Homage of the said Court to be taxed and assessed, by two Assessors of the said Court; That is to say, by two Tenants of the Homage, whereof the Steward of the said Manors, or of either of them for the time being, hath always used to choose, and shall choose one for the Lord, and the residue of the homage have chosen, and hereafter shall choose the other.

5.
What the Tenants are to be allowed at set Courts.

Item, If any Tenant be summoned to appear at any set Court or Courts, to be holden within the said Manors, or in any of them, and doth appear upon the said Summons, he ought and is to have for his pains four pence and his Dinner, or eight pence and no Dinner, which ought and is by the said custom to be paid by such person or persons, who shall be the cause that any such Tenants do appear for his or their matter, so it be not any matter or cause that concerneth an Enquiry or Presentment to be made onely concerning the Lord for the time being, his Heirs or Assigns.

6.
The like allowance for view, partitions and other summons.

Item, The Copy-hold Tenants of the said Manors, and of either of them, ought to have every of them like allowance upon every view by them to be made, and upon every petition by them to be made, or upon other Summons to appear betwixt Tenant and Tenant, when they be appointed thereunto by precept from the Steward of the said Manors, or of either of them for the time being, or by his sufficient Deputy.

7.
How Tenants may be righted against Incroachments, Annoyances, &c.

Item, The homage of the Court of the said Manors, or of any of them, may appoint six or seven Tenants upon any complaint to them made by any person or persons, being Tenants of the said Manors, or of either of them, in open Court, that he or they be wronged by any incroachment, or any other annoyance to their Copy-hold Tenements, which Tenants shall after the said Court view the same Incroachment, Annoyance and Impediment, or place whereof any such complaint shall be made,

made, and thereupon to present or notifie the same by a day to the Steward, or to the Homage at the next General Court, that there may be let a Pain or Amerciament, or both for the same, by the Homage at the said next Court, according to the quality of the Offence.

Item, The Homage of either of the said Manors are to make presentment at every General Court, to be holden for the said Manors, or for either of them, of all the customary or copyhold Tenants that they shall know shall be deceased after the Court then last past, at or any time before the said Court, whose deaths were not then found and presented, and that held any Copyhold or customary, or reputed Copyhold or customary Lands or Tenements of the said Manors, or of either of them: And also as near as they can present what Lands every of them died seized of, and of what estate, and when he died, and who is the next Heir or Heirs to the same person or persons so dying seized, and of what age or ages the said Heir or Heirs shall then be of, as near as they can.

Item, The Homage likewise ought to present the deaths of the Free-holders, and when they died, and who be their next Heir or Heirs, and the ages of their Heirs which held any Lands or Tenements of the said Manors, or of either of them, and the nature of their Tenures so near as they can, to the intent the Lord may have his relief, which is but the value of one years Quit-rent of the Tenements holden of the said Manors, or of either of them by Socage tenure.

Item, If the Homage at any of the said Courts of either of the said Manors, shall not know who is next Heir or Heirs to any of the said Customary Tenants so dying seized, when they shall make their presentments, That then they shall make their presentment so accordingly, and then upon the said presentment at the next General Court then after, the Steward of the said Manors of either of them, or his Deputy for the time being, within the said presentment shall so be made, shall cause a Proclamation to be made in open Court, to the intent every such Heir or Heirs may have knowledge to come and take up the Lands and Tenements of his or their Ancestors, and so the Steward or his Deputy shall cause a Proclamation to be made

C

from

8.

The Homage at every general Court is to present deceased Tenants,

With their lands and heirs

9.

Also they must present the deaths of Free-holders, &c.

10.

What shall be done, if the next Heir be not known,

Three Proclamations shall be made in two years space for the Heir to take knowledge, &c.

from General Court to General Court, until three open and publique Proclamations be made in full Court, at three several General Courts, which General Courts by the said custom are used to be holden commonly one half year after another, or thereabouts : So that from the presentment made by the said Homage of the dying seized of the said last Tenant, unto the last Proclamation, shall be fully two years : And if there shall come no Heir of the said Lands or Tenements, nor any for him or them, before the end of the Court next after the Court whereat the last of the said three Proclamations shall be made, to make his or their claim, and prove himself or themselves to the Homage of the said Court, in such sort as they or the greater part of them shall allow of, to be the next Heir or Heirs of the whole blood to the said Tenant deceased, or to have title to the Lands and Tenements, nor to shew and prove as aforesaid, who is or ought to be next Heir or Heirs of the whole blood to the said Tenant deceased, or next Heir or Heirs expectant upon any Estate determined ; Then the Lord of the Manor whereof the same Land is holden for the time being, shall and may after the next Court next after the said three Proclamations so to be made, seize the Lands and Tenements which were the said persons so dying seized, whose next Heir or Heirs, or such as shall have title thereunto cannot be found, or shall not come and make his or their claim and proof as aforesaid ; and the same Lord then to take the issues and profits thereof to his own use, until such person or persons come that shall prove him or them next Heir or Heirs to the said person or persons so dying seized. And if none shall come in, within three years next after the third and last Proclamation made as aforesaid, that shall and can convey and prove him or them to be next Heir or Heirs of the whole blood, or shew, or prove who is or ought to be next Heir or Heirs, or to have title as next in Remainder or Reversion as aforesaid : That then the said Lands and Tenements be forfeited, or shall escheat unto the Lord of the said Manor or Manors for the time being. Except that if the said Lands and Tenements, shall or ought immediately to descend, remain, revert or come to any woman Covert, or Infant within the age of one and twenty years, or

If none appear the Lord may then seize the Land.

And keep it until an Heir do come.

If no Heir come within three years after the third Proclamation, the Land shall escheat to the Lord.

1. Except women covert baron.

2. Infants within age.

to any person or persons being in prison, or any person or persons not of Sania Memoria, or that shall not be within the Realm at the time of the death of the said last Tenant dying so seized, or at the time of the first, second or third Proclamation to be made as aforesaid : That then in every such case, the Lord for the time being shall have but the profits of the said Lands and Tenements until such persons, or his, her, or their Heir or Heirs, shall come and make their claim ; So the said claim be made by the said woman or her Heirs within five years next after the death of her said husband, or by her husband and her self, during the time of her Coverture. And by such person being within age, or his Heirs, before he shall or should accomplish his full age of one and twenty years, or within five years then next after he shall or should accomplish his full age of one and twenty years. And by the person of *non sanie memoria*, within five years next after he shall recover and become of *Sania memoria*, and by the Heir of such person of *non Sania memoria* within five years next after the death of his said Ancestor or before : And by the said person that shall be so out of the Realm, or his Heirs within five years after he shall return, or if he shall not return by his Heirs, within five years after his death : and by the said person or persons in prison within one whole year next after his or their enlargement from such imprisonment.

Item, In the said Manors or either of them, women ought not to have Dowers of any customary Lands or Tenements within the Manors aforesaid, nor in any of them, nor men to have any estate as Tenants by the courtie of England.

Item, If any shall be seized of any customary Lands or Tenements holden of the said Manors or of either of them, of an estate of Inheritance, and shall have two sons, or three sons, or more, or having no sons, shall have divers daughters, or having neither sons nor daughters, shall have divers Colateral Heirs in one nearness of blood, or that are to make their resort, from those that were of the same nearness of blood to the Tenant dying ; They shall be all Co-heirs to their said Father, Mother, or other Ancestor, touching the said customary Lands and Tenements, according to the custom of Gavelkind.

3. Prisoners.
4. Persons not sanie memoria.
5. Persons out of the Realm.

Five years.

11.
No dower for women : nor Courtie of England for men.

12.
Estates of Inheritance shall descend according to Gavelkind.

13.
Touching de-
scents where
the Tenant
left issue.

Item, If any man or woman die seized as aforesaid of any customary Lands or Tenements of any estate of Inheritance, holden of the said Manors or of any of them, and shall have issue two or three sons or more, whereof one, or two, or more of them shall be married, and have issue in the life of their Father or Mother, and shall die before his or their said Father or Mother, or having no sons, shall have divers daughters, whereof one or more shall be married and have issue, and die in the life of the Father or Mother, That then the said issue shall inherit, and be Co-heir with the said son or sons, daughter or daughters, that shall survive his, her, or their said Father or Mother, that so shall die seized as is aforesaid, whether the said issue be male and female, according to the custom of *Gavelkind*.

14.
How Lands
shall descend
to those of the
whole blood
where the Ten-
ant left no
issue.

Item, If any person or persons die seized as aforesaid, and shall leave behinde him neither son, nor daughter, then the next of his or their kin, being of whole blood, shall be Heir or Heirs to the said person or persons so dying seized, That is to say, his, her, or their brother or brothers, brother or brothers children, or childrens children, according to the custom of *Gavelkind*, and so forth as long as any of that issue shall be on live, being of the whole blood; and in default of such issue the sisters, and sisters children, according to the custom of *Gavelkind*, and so forth so long as any issue shall be on live, and of the whole blood, and for lack of issue, the Uncles and their issues being of the whole blood, so long as any issue shall be living. And in default of such issue, the Aunts and their children, so long as any shall be living of the whole blood, and for lack of such issue the next of kin of the whole blood, according to the custom of *Gavelkind*.

15.
Males and Fe-
males of one
venier cannot
joyn to be co-
heirs.

Item, If any person so dying seized as aforesaid without issue of his body, and having divers brothers of the whole blood, whereof the one or some of them shall have been married, and shall have issue, and after issue had shall die before the said brother dying seized as aforesaid, That then the issues of the said brother or brothers so dying before him that died seized as aforesaid, shall joyn and be coheir with the brother or brothers that surviveth the brother that so died seized as aforesaid, whether the said issue be males or females: But males and females

of one venter cannot joyn to be coheirs together. So that the course of discents is to be observed by the said custom, according to the custom and nature of Lands in *Gavelkind*.

Item, Likewise shall the issue of the daughter that shall die in the life of the Father or Mother, be coheir with the Aunt that liveth being of the whole blood. 16.
Touching de-
scents.

Item, Likewise shall the Uncles and the Uncles brothers children being of the whole blood be Co-heirs together as aforesaid. 17.
Descents.

Item, Likewise shall the Aunts, and the Aunts sisters children joyn and be Co-heirs as aforesaid, and so forth of all further degrees, of all Colateral Heirs being of the whole blood, which may convey themselves to be any Cousins and Heirs of the whole blood to any person or persons dying seized of any of the aforesaid customary Lands or Tenements, according to the custom of *Gavelkind*. 18.
Descents.

Item, By the custom of the said several Manors, every Copyholder of Inheritance in Fee-simple, may Surrender his said Copyhold Lands and Tenements, or any part or parcel thereof unto the Lord to the use of any person or persons, and to his and their Heirs for ever, or to his or their Heirs, of his or their bodies, or any otherwise in Tail, or for life or lives, or years, or to any person or persons, and his or their Heirs; To the intent the said Copyhold Tenant may declare his last Will and Testament upon the same Lands and Tenements, or to any other use or uses, unless it be to any Corporation or Corporations, or Bodies politique or corporate, and every Copyholder in Tail, or for life, lives or years, of either of the said Manors may in like maner by the customs of the said Manors, and of either of them Surrender their Copyhold Lands, Tenements or Hereditaments or any part thereof, according to the nature of their Estates, so the same Surrender be made according to the custom concerning Surrenders as afore in these presents is specified, or hereafter ensueth; And all the same persons to whose use every Surrender shall be made, are to have their Copies made to hold of the Lord by the Rod, according to the custom of the Manor, whereof they have been holden by the Rents and Services therefore due and accustomed. Upon every 19.
How Copy-
holders of In-
heritance may
Surrender.

See also in the
first Article,
and in the 20.
21, Sec. Arti-
cles.

The Fines
must be entered
into the copies.
See act, 26.

every of which Surrenders the Fine and Fines for the same hereafter expressed, is by the said custom to be paid, and to be entered into the several Copies, or the Margents of them.

20.
Surrenders taken by the Headborough or Reeve, in presence of six Tenants.

Item, By the custom of the said Manors, and of either of them, every Surrender taken out of the Court by the Headborough or Reeve, or his Deputy, and in the presence of six customary Tenants of the Manor of which the said Lands or Tenements surrendered shall be parcel, witnessing the same Surrender of any person or persons of his or their customary Lands or Tenements holden of the said Manors, or of either of them, and being of the full age of one and twenty years or upwards, (except women covert Baron, and such as are not of perfect minde) to the use of any person or persons, are and ought to be as good, as if it were taken in open Court by the said Steward of the Manors, or of either of them, so that such Surrender be by the Homage presented, as hereafter followeth.

21.
Surrender of woman covert Baron, in extremity of sickness,

Item, The Surrender by a woman covert Baron, being of the age of one and twenty years, made together with her husband of the Lands, Tenements or Hereditaments, whereof she is seized or estated is, and shall be a good Surrender of her Lands, Tenements and Hereditaments holden of the said Manors, or of either of them, the same Surrender being made in her extremity of sickness or likelihood of death, by the acceptance of the Reeve of the Manor whereof the Lands and Tenements so surrendered are parcel, and his Deputy or either of them, in the presence of six customary Tenants, or by the acceptance of the Headborough in the presence of six customary Tenants; But if any such woman covert Baron so surrendering, do after that recover her health, and do not at the next General Court then following, ratifie and confirm the same, before the Steward or his Deputy in the presence of the Homage: Then the same Surrender is, and shall be void, and all other Surrenders made by any woman covert Baron (except before the Steward of the Manor or his Deputy, where she shall be fully examined, or in extremity of sickness as is aforesaid, are and shall be void.

All other Surrenders by women covert Baron.

22.
All surrenders taken by the Reeve or Headborough must be presented at the first or second next General Court.

Item, All Surrenders taken of women as aforesaid, or of men

men by the Reeve or his Deputy, or by a Headborough for the time being, and in the presence of six customary Tenants as aforesaid, shall be and ought to be by the Homage presented, at the first or second next General Court holden for the Manor whereof the same is holden after the taking thereof, or within one year and a day next after the taking of the same Surrender, if any such General Court be holden, within a year and a day next after the same Surrender so taken : Or else if no such General Court be holden within a year and a day, then to be by the Homage presented at the next General Court to be holden for the same Manor, next after the same year and day, is and shall be a good Surrender, as if the same had been taken by the Steward or his Deputy of that Manor, or woman examined as aforesaid in open Court or otherwise, all Surrenders taken by the said Reeve or his Deputy, or by a Headborough, and in presence of six Tenants, and not presented by the said Homage in manner and form aforesaid, are and shall be void : But when any Surrender shall be made by any person to the use of his or her last Will and Testament, to the intent that he or she may thereby or thereupon make and declare his or her last Will and Testament : That Surrender is to be presented at the first or second next General Court of that Manor, happening next after the decease of the party so surrendering, perfectly known and not before. But if the same be not at the first or second Court next after the death of the same party presented : Or if the same party hath before in his life time made any other Surrender of the same Lands or Tenements, and the same to be presented : Then the said Surrender to the use of such last Will and Testament, is and shall be void.

Or else they shall be void.

When Surrender to the use of the last will must be presented.

Or else void.

Item, The Homage must write *Billa vera* upon every Surrender by them presented, when they finde the same Surrenders agreeable to the custom, and also upon every other of their Presentments shall make *Billa vera* when they be agreeable to the said custom : Or else if the said Homage receive any Surrender or other Bills to them exhibited, which be doubtful or repugnant to the custom of the Manor whereof the Land is holden, upon every such Surrender or *Bill Ignoramus* shall be made, or the like superscription, to the intent it may be known

23.

The Homage must write *Billa vera* upon their Presentments & good Surrenders.

And Ignoramus on the contrary.

to

to be doubtful or naught, or else return the same naughty Surrenders or Bills back again to the parties that exhibited the same.

24.

Women covert
baron may sur-
render with
their husbands
&c.

Item, Every woman being Covert Baron of the age of one and twenty years or upwards, having any customary Lands or Tenements to her, or her Heirs, or for life, lives or years, and holden of the said Manors or of either of them, may together with her husband by the hands of the said Steward, or his sufficient Deputy surrender all her said Lands and Tenements, Interest and term of years, to the use of her said husband, or to any other person or persons, at their will and pleasure: So as she be sely and secretly examined before the Steward or his sufficient Deputy.

Sely examined
before the
Steward or
Deputy.

25.

Surrenders ta-
ken out of
Court by the
Steward or his
Deputy.

Item, All Surrenders taken out of the Court by the Steward of the said Manors, or of any of them, or his sufficient Deputy of any person or persons, being of the full age of one and twenty years or more, and of *Sania memorie* of any of their customary Lands and Tenements holden of the said Manors, or of either of them, be good by the customs of the said Manors, and of either of them, and the same ought to be published and notified to the Homage at the next General Court; Or else those Surrenders are also void.

Must be pre-
sented at the
next General
Court.

26.

The Fines are
certain and not
arbitrary.

Item, All the Fines upon Admittances, for any the now Lands, Tenements or Hereditaments, of all and every the persons named parties to the said Indenture holden by the Copy of Court Roll, are and ought to be certain, and not arbitrary or at the will of the Lord. And the Lord or Lords of the said Manors, or of either of them, ought to have and take Fines upon Admittances, as hereafter followeth, and not other or greater; That is to say, Upon the Admission of the Heir or Heirs after a descent, for every Acre of Land of what nature or kinde soever sixteen pence, and so after that rate for greater or lesser quantities of Land. And upon Admission of one person only after any Surrender, the like sum of sixteen pence for every Acre, and so after that rate for every greater or lesser quantity of Land; But if more then one person be admitted after or upon any Surrender: Then every of the same persons are to pay half so much as one person ought to pay and not more. Like-
wife

What Fines
are due.

If more then
one Person be
admitted then
&c.

wife upon Admission of the Heir or Heirs, after a descent for every Messuage customary, with the Courts, Yards, Easements, Orchards, and Gardens thereunto belonging, for a Fine the sum of thirteen shillings four pence, and not more. And for a Dwelling-house called a Tenement, with the Courts, Yards, Orchards, Easements and Gardens thereunto belonging, the sum of ten shillings, and not more: and for a cottage used for dwelling, with Easements and Gardens thereunto belonging, or without Garden, and not demised for more then three pounds by the year, the sum of twenty pence: But for a building not used for a Dwelling-house so much onely as according to the quantity of the Land after the rate of sixteen pence the Acre: And for greater Cottages used for dwelling, and which shall be let for above three pounds by the year, with the Courts, Yards, Orchards, Gardens and Easements thereunto belonging, the sum of ten shillings. And the like is of Messuages, Tenements and Cottages hereafter to be built: And upon or after any Surrender, at the admission the like Fines are to be paid for one person. But if any Surrender be made by any person or persons, to a man and his wife, then a whole Fine is to be paid for the husband, and half a Fine is to be paid for the wife: And if more persons be admitted upon one Surrender, then every of the same persons are to pay for Fine half so much, as one person ought to be pay, and not more. All Acres are to be accompted according to the Statute or Ordinance *de terris mensurandis*, and Orchards and Gardens not belonging to such Messuages, Tenements or Cottages, are to pay as Lands according to the quantity thereof, according to the rate aforesaid. And parts of Messuages, parts of Tenements, and parts of Cottages, are to pay for Fines respectively, in regard of the whole, according to the rate of the whole. And all Fines paid are to be set down and expressed in the copy of the Court Roll thereof, or in the margent of the same copy. And if any question or doubt shall hereafter arise, about the discerning and true estimation, what or which be, or ought to be accounted a Messuage, and what, or which a Dwelling-house called a Tenement, and what or which a Cottage. The same is to be referred to the Homage of the Manor at the next

What Fine for a building not used for a Dwelling-house.

Admission of man and wife, a whole Fine.

The fines must be entred in the margent of the copies, see article 19.

General Court, and by the same to be tried, ordered, determined, and presented, and according to such presentments, Fines are to be paid.

27.
The Lord is to allow of all Surrenders made according to these articles.

Item, The Lord or Lords of the said Manors, or either of them, and their and every of their Stewards for the time being, shall and ought to accept and allow of all and every Surrender and Surrenders to be made of any the Lands, Tenements or Hereditaments, whereof any of the persons named parties to the said Indenture, are seized as Copy-holders, according to the tenor, intent and true meaning of these Schedules, and the Articles therein contained. So as the parties surrendring, be not before that time by the Homage of the same Manor presented, and found to have made or committed some matter of forfeiture of those Lands and Tenements so surrendred, contrary to the Customs and Articles in these Schedules expressed, or some or one of them. And the Lord of the same Manor by his Steward, for such Fine as in or for such things is before expressed, shall grant the same Copyhold Lands, Tenements and Hereditaments so surrendred, according to the tenor use and intent of the same Surrender. And shall duly admit such person or persons to whom, or to whose use, such Surrenders shall be made.

28.
If the Lord refuse to admit then, &c.

Item, If the Lord or Lords of the said Manors, or either of them, or his or their Steward for the time being, shall refuse to admit any person or persons, to whom or to whose use such Surrender, as in the precedent Article is expressed, shall be made, or shall refuse to admit such person or persons, to whom any of the said Copyhold, or customary, or reputed Copyhold, or customary Lands, Tenements or Hereditaments shall descend according to the custom of the said Manors, and true meaning of these Schedules. Then the person so not admitted, paying or tendring to the Lord or his Reeve, Fine or Fines for the same, according to the true meaning of these Schedules, shall and may into such Lands, Tenements or Hereditaments so surrendred, or descend respectively enter, and the same quietly have, hold and enjoy as freely and in such sort, as if he or they had been thereunto lawfully admitted, and not otherwise.

Item,

Item, If any man make a Surrender onely to the intent to make his wife a Joynture, or to assure it to his wife for term of her life, or during her widowhood, not altering the estate of the Inheritance, then for the Fine of the same, or any admittance thereupon, there shall be paid but half a Fine for the same things so surrendered; *That is to say*, Half so much as one person should pay upon Admittance, according to the true meaning of these Schedules: And the like is to be used where the husband and wife make a Surrender of the Lands of the wife, to the end onely to make an estate thereof to the husband joyntly with his wife, or to the husband for term of his life in Possession or Remainder. And likewise by the said custom for every Tenant that shall be admitted in Reversion, or Remainder expectant upon the estate of any particular Tenant for life, in Tail, or for years, granted by copy, the same is but half so much as it is upon other Admittances, upon Alienations, Surrenders, or dying seized as aforesaid.

29.
Surrender to
make the wife
a joynture,

Item, Every person that exhibiteth or delivereth any Surrender or Bill to the Homage, ought to give and pay to the same Homage for every such Surrender or Bill, four pence; and every of the said six Tenants, and also the Headborough or Reeve which shall be at the taking of any Surrenders as aforesaid, ought to have four pence a piece of the parties that make the Surrender, if the same Surrender be taken within the said Manors, or in either of them. But if they go out of the said Manors or either of them for the taking of the same, then to have eight pence a piece, and their charges if they shall go further off. And the party that procureth the said Surrender, ought to give to the said Tenants four pence besides the said Fees, which four pence is to be delivered with the said Surrender, or else he that bringeth in the said Surrender without the said four pence, shall pay it of his own purse to the Homage.

30.
Duties to the
Homage and
Tenants for
Bills and Sur-
renders.

Item, If it chance at any time upon the death of any Copyholder or customary Tenant, that there is an Heir or Heirs found and presented by the Homage, and after is or are admitted to the Lands or Tenements of the said Copyholder, and at that time no other Heirs shall be known, and after it shall

31.
Though an
Heir be admit-
ted yet upon a
new claim the
Homage shall
enquire, &c.
for a coheir.

chance that one or other cometh, and claimeth to be Co-heir with the said Heir that is admitted, then the Homage ought thereof to enquire, and if they finde his claim true, they ought to present the same, and then he or they to claiming, shall be likewise admitted and pay his Fine, and have his part of the premises notwithstanding the former admission.

32.
Where Tenants are admitted, and after that another claimeth the whole, the Homage is not bound to enquire, but he is driven to his Suit.

Item, If any man be admitted to any Possession, or to any Reversion or Remainder of any Lands or Tenements, whether they be to him descended as shall be supposed, or to him Surrendered by any other person, and after that cometh another person or persons who pretendeth a Title to the whole Premises, or to any part thereof, and desireth that the Homage may enquire thereof. In this case the said Homage is not bound thereof to enquire, but he or they are driven to his or their Suit or Plaint, whether his or their title be right or wrong. Except in such case where any person or persons shall claim as in the next precedent Article. And yet if any shall require the Homage to finde whether he or they were the son or sons, or daughter or daughters of such a one or no, and the Homage knowing or well informed of the truth, that he or they shall be the son or sons, or daughter or daughters of him or her that died seized of the Lands then in question. The Homage ought therein to present the truth, but not to present whether he or they ought to have the Premises or any part thereof, to the which another person is already admitted. But in such case he or they shall be driven to his or their Suit or Plaint as aforesaid, for the recovery of their said right, if any right they have; Except in such case where any person or persons shall claim as in the next precedent Article.

33.
How lands descended are to be taken up.

At fourte[n] years he is to be admitted in his own person

Under fourteen years by a Guardian,

Item, After the death of every person being a customary Tenement of the said Manors, of of either of them, the next Heir or Heirs ought to come and take up the Lands and Tenements whereof his or their Ancestors so shall die seized of what age soever he be of. And if he or they be of the age of fourteen years or upwards, he is to be admitted in his own person within a convenient time after he or they shall be presented: Or else if he or they be under the age of fourteen years, then to come and take it up by his Guardian, until he

he be of the age of fourteen years as aforesaid, and to pay for his Fine according to the Rates expressed in these Schedules, and the Guardian to pay but three shillings and four pence at the most for his Fine for the Guardianship or less, as the Steward or his Deputy shall think fit. And for Lands descended from the part of the Father, the next Cousin of the part on the Mother not able to inherit those Lands, ought to be Guardian. And if the Lands came from the part of the Mother, then the like Cousin of the part of the Father ought to be Guardian, if that person will accept thereof; and upon their refusal or not praying to be admitted Guardian, at the first or second Court next after that Infant ought to be admitted; then may the Steward admit any other of the kindred of the Infant to whom his Lands cannot descend, to be Guardian. And if none of the kindred will accept of the Guardianship, then may another be admitted. And every Guardian shall accompt to the Heir of the profits, and repair the Copyhold Tenements of him whose Guardian he is; And upon admittance shall be bound to the Lord for the time being, with condition for performance thereof in such Sum as the Homage of the said Court, or the greater part thereof shall like of. And of the Lands of every Infant under fourteen years of age that shall be a Purchasor, a Guardian shall be admitted, and shall so demean himself in such manner as for the Guardian of an Infant having Lands by descent, is limited and appointed.

Item, Every person to whose use any of the said Lands or Tenements shall be Surrendered, ought to come within three years after the same be presented, and take up the same by himself, if he be of age, and to be admitted as aforesaid, and to pay his Fine, or else by his Guardian as aforesaid.

Item, If any of the said Heirs, Alienees or Guardians do not pay their Fines within one moneth after the same Fines be extracted, and the Extracts delivered to the Reeve or his Deputy for the gathering thereof, and by them or either of them demanded, then it shall be lawful for the Lord or Lords of the said Manor or Manors for the time being, or his or their Officers to distrain, and avow as for rents; and for want of distress, to seize the Lands and Tenements for the which the said

Fine

Guardian 3 s.
4 d.

Who shall be
Guardian.

See article 37.

The Guardian
shall accompt.

And shall be
bound to the
Lord to per-
form the same.

34.
They to whose
use Lands are
surrendered,
ought within 3
years after the
presentment to
take them up.

35.
The Lord may
distrain for the
Fines. Or by
default of dis-
treis, seize the
Lands.

Fine or Fines are to be paid, and to enjoy the same to his or their own use, until he or they shall be fully satisfied and paid the said Fine or Fines to be paid by him or them that so ought to pay the same.

36.
The like he
may do for non
payment of
the quit-rents.

Item, If any customary, or Copyhold Tenant of the said Manors or of either of them, shall not pay his Rents for his Copyhold for which the same is due, and demanded by the said Reeve, or his Deputy: Then it shall be lawful for the Lord or Lords of the said Manor or Manors for the time being, or his or their Officers to distrain and avow, and for want of sufficient distress to seize the Lands and Tenements, out of the which the same ought to be paid, and to take and enjoy the Rents, Issues and Profits of the same to his or their own use, until he or they shall be fully satisfied and paid the same Rents by him or them that so ought to pay the same.

37.
Who shall be
Guardian.

Item, That when any Tenant dieth seized, leaving his Heir under the age of fourteen years, the next of the kin to whom the said Lands and Tenements cannot descend, shall have (if he shall require it) the custody of the Heir, and of his Lands and Tenements committed unto him for the use of the Heir until he come to the age of fourteen years as is aforesaid, and then he to choose his own Guardian, and the former Guardian at any time after upon reasonable request to yield accompt to the Heir, of the profits of his Lands received.

38.
Tenants may
let Leases for
31 years and 4
moneths with-
out any licence
or Fine.

See the Ab-
stract of the
Indenture pag.
7.

Item, If any person or persons be disposed to let his or their customary Lands or Tenements to any other person or persons, and to their Executors and Assigns for the term of one and thirty years, or less, the same person or persons have and shall have full power and authority to set or let to Farm his or their Copyhold Lands or Tenements to any person or persons, their Executors, Administrators and Assigns, for the term of one and thirty years and four moneths, or less, in possession from the time of the making thereof, by writing, without any licence to him or them to be granted, and without paying any Fine to the Lord, or incurring any forfeiture, or seizure of or for the same. So as the same Lease do not exceed one and thirty years and four moneths from the time of the making thereof. But such Lease is and ought to be presented

to the Homage of the Manor whereof the Lands or Tenements so leased are held, within one year after the making thereof, or else the same Lease so made, and not presented as aforesaid, shall be void and of none effect.

If such Leases be not presented to the Homage within one year after the making, they shall be void.

Item, The custom of the Manor is to give to the Lord of every the said Manors, upon the change of every Lord at the next Court after the first Entry *bona fide* ten pounds of lawful money of England; That is to say, out of each Manor five pounds for the Recognition and acknowledging the Services, which is to be levied and collected by the Reeve for the time being, amongst all the Copyholders of the said Manors respectively, according to the rates they shall be taxed at by the Homage at the next Court to be holden after the coming of the new Lord.

39.
Either Manor is upon every change of lord to pay five pounds for recognition-money.

Item, The Homage of every of the said Manors ought yearly at the General Court to be holden next after *Michaelmas*, to elect and choose several Reeves for every of the said Manors: That is to say, to elect and choose two customary Tenants, either of the said persons named parties to the said presents their Heirs or Assigns, or of others not named to bear the Office of the Reeve for each of the said Manors, namely, he that was before in election if he be alive and one other, or if he be dead two other, to the intent the Lord of the said Manors, or of either of them or his Steward may appoint, the one of them so elected for one whole year, that is one to serve for each of the said Manors. So he be appointed within that Manor of which he is a Tenant, and for which he shall be so chosen, which Reeve being so appointed ought to take upon him the said Office for one whole year then next ensuing, to execute the same by himself or his Deputy for whom he shall answer, and to be subject to accompt and answer for the same, as in the said presents is set down: And if a Copyholder shall be duly chosen and appointed by the Homage to be the Lords Reeve as aforesaid, and according to his turn presented by the Homage, and shall refuse to serve the said Office by himself or his Deputy, then every such person so refusing within the said Manor of *Hackney*, shall pay for a Fine six pounds thirteen shillings and four pence. And every such

40.
How the Reeve of either Manor is to be chosen.

He shall serve one whole year.

What Fine he shall pay if he refuse.

per-

The Homage
shall chooise
another until
one do accept
and serve.

The half of
Fines paid by
refusers shall
be allowed
him, who next
shall serve.

And be by him
retained at his
accounting.

41.
In what cases
the Lord may
seize the
Reeves lands.

person, so refusing within the said Manor of *Stebenham* shall pay for a Fine ten pounds to the Lord of the Manor wherof his Lands are holden. And the Homage of the same Manor shall be charged from time to time, to chooise another Reeve in the place of him that so shall refuse, until such time as for the same Manor one be chosen, that shall and will serve the said Office. And every Copyholder that shall be chosen and appointed to the said Office as aforesaid, and shall refuse to serve the same Office, shall pay the Fine aforesaid to the Lord of that Manor for his refusal; the one half of all which Fine or Fines of Tenant or Tenants so refusing to accept and execute the said Office of Reeveship, according to the true meaning of these Schedules, the Lord or Lords of the said Manors or either of them of whom respectively such Tenant or Tenants so refusing shall hold ought, and shall from time to time allow unto such person or persons as being chosen and appointed to be Reeve as aforesaid, and shall and will next after the refusal of any one or more of the said Tenants so chosen, accept and serve the said Office; the Moyety of the said Fine or Fines respectively to be by him defaulted and retained in his Accompt, and by the Lord of that Manor upon the same Reeves Accompt whensoever he shall accompt for the same to be allowed.

Item, If any Copyholder that shall accept and execute the said Office of Reeve, shall refuse to satisfie and pay unto the Lord the yearly Quit-rents and Fines for Admittances upon Alienations or Discents wherewith such Reeve shall or may be lawfully charged, by and according to the true meaning of these presents; Or shall refuse to accompt with the Lord within two moneths next yearly after Michaelmas, having had the Rental and Extracts of Fines upon Admittances as aforesaid for that year by the space of two moneths. Every such Reeves Lands and Tenements that shall refuse so to accompt, and pay the said Rents and Fines which he shall or may have collected as aforesaid, shall be seized into the Lords hands, and the Lord shall and may take to his own use the Issues and Profits of his said Lands and Tenements, until he shall pay unto the Lord the Rents
and

and fines aforesaid, and until he hath also satisfied, and paid the Lord for his said offence (*viz.*) being Reeve of *Hackney*, six pounds thirteen shillings and four pence. And being Reeve of *Seebunhith* ten pounds. Nevertheless the Reeve ought not; nor shall be charged, or chargeable to answer any quitrents contained in any rental or extracts, unless it appear unto him by the rental of the former Reeve, or otherwise be made known unto him by some of the Lords officers who is the tenant, or where the land lyeth, for, or in respect of which the same quitrents ought to be paid.

And what he shall pay for his offence,

He is not to answer any quitrents, unless he know the tenant or where the land lyeth.

Item, No copyholder of the said Manors or of either of them, being named parties to the said Indenture nor their heirs or assigns ought or shall at any tune be charged to collect or gather any of the Amerciaments, Fines, or other issues or profits of the Courts Leets, or Courts Baron holden within the said Manors, or of either of them, or be chargeable to answer or accompt for the same, to the Lord of the said Manors, or of either of them, otherwise then in the last precedent Article is mentioned, nor to provide or allow for any dinners, either on the day or days the Court Leet shall be holden upon, or on the day or days of the two general Courts. But are and shall be thereof for ever freed and discharged. Except that such tenant or his heirs shall hereafter purchase or have other customary lands, then those that the said persons, named parties to the said Indenture, or some or one of them the said persons do now hold, which shall be worth to be sold at the least two hundred pounds of lawful money of *England*, or shall be of the clear yearly value of twenty pounds of like money.

42.

No Reeves within this composition, shall be charged with the Leet, or Court Baron otherwise then in the 41 article.

Nor provide for any dinners,

Except, &c.

Item, Every one of the said customary tenants, named parties to the said Indenture, whose Lands, Tenements and Hereditaments, holden by Copy of Court Roll of either of the said Manors, are worth sixteen pounds of like money as aforesaid by the year to be let, or two hundred pounds to be sold, by the estimation and presentment of the Homage of the same Manor, shall bear the office of Reeve of and for such of the said Manors whereof he shall be a Tenant by Copy of Court Roll, and for which he shall be chosen and appointed Reeve as aforesaid, when his or their time and course doth come.

43.

What tenants may be chosen Reeves,

E

Item,

44.
What allowances the Reeve
is to have of the
Lord.

Item, Every of the said Reeves, is to be allowed of the said Lord or Lords, for the executing of the said office for one year as followeth: (*viz.*) the Reeve of *Stebunhush* three pounds six shillings and eight pence, and six shillings eight pence more for and in respect of an allowance of a coat-cloth to the said Reeve. And the Reeve of *Hackney* fifty three shillings and four pence, and six shillings eight pence more, for and in respect of an allowance of a coat-cloth to the same Reeve, and all other commodities due and incident to the said office, for either of them, or used heretofore to be paid to the said Reeve, by any the Tenants of the said Manors respectively.

45.
The Reeve to
deliver the
Rental to his
Successor. To
be amerced.

Item, The Reeves of the said Manors, and of either of them shall at the next general Court, after his year of service expired deliver the rental by which he made his account to the Reeve that shall next succeed him, upon pain to be amerced or fined by the Homage if he shall not so do.

46.
Copyholders
may break and
dig their
grounds, fell
down timber
and woods:
suffer houses to
decay: without
forfeiture.

Item, All the customary Tenants of the said Manors and of either of them, may break and dig their Copyhold Grounds holden of the said Manors and of either of them, at his and their pleasure; and fell and cut down their Timber and Woods growing, or that shall grow upon the same, and convert it to their best use and profit, and may also suffer the Copyhold Tenements and houses to decay without incurring any seizure or forfeiture of their estates therefore, or other pain, and may take and pull down their said Tenements, and erect or let them up again, either where they stood before, or upon any other Lands holden by Copy of Court Roll of the said Manors, or of either of them. But they may not, or shall not take or pull them down to set them or any part of them upon their own Free-holds, or upon the Freeholds of any other.

But may not pull
down houses to
set them upon
freehold land.

47.
Copyholders
may lop trees
growing upon
the waste before
their houses.

Item, Every of the said Copyholders, or reputed Copyholders named parties to the said Indentures, may lop and shred all such Trees as grow before their Houses or Tenements upon the waste Ground, and the same convert to their own use without any offence, so the said Trees stand for the defence of their Houses, Yards, or Gardens, and also may dig Gravel, Sand, Clay and Lome, upon the said waste Grounds, to build or repair any of their Copyhold Tenements.

May dig gravel,
&c. upon the
waste.

ments within the said Manors, or in either of them without any licence. So always as every of the said Copyholders do fill up to much as shall be digged by him or them.

Item, If any person or persons being Tenant customary shall without licence by Indenture or other writing or otherwise, let his said customary Lands and Tenements for more years then one and thirty years and four moneths, it shall be a forfeiture of his estate by the custom of the said Manors, and of either of them being found and presented by the Homage, or else otherwise lawfully and sufficiently proved.

48.

Letting of lands for more then 31 years 4 moneths is a forfeiture.

Item, For Treason or Felony whatsoever that shall be committed by any Copyholder of the said Manors or of any of them for which he shall be lawfully attainted, he shall forfeit his Copyhold Lands and Tenements to the Lord of the said Manor. And for all other offence, or offences, act or acts whatsoever, for which a Freeholder ought by the common Laws of the Land to forfeit his Freehold Lands and Tenements, there a Copyholder of the said Manors, or of either of them shall forfeit as a Freeholder ought to forfeit in like case his Freehold. But if a Copyholder be Out-lawed for any cause saving Treason or Felony, the Lord shall not have the issues or profits of his Lands. And if a Copyholder make a Feoffment of his Copyhold, gift in Tail, or Lease for life or lives by Deed or without Deed, by Livery and seizin thereupon, or shall suffer a Recovery at the common Law, levy a Fine, or wilfully refuse, and deny to pay, do, or perform his Rents, Fines, Suits, Customs and Services at any time hereafter due to the Lord or Lords of the said Manors, or of either of them, for their said Copyholds, the same wilful refusal being presented to the Homage by the Oaths of three customary Tenants with the Reeve or his Deputy, (The said Tenants or Reeve, nor his Deputy being none of the Lords servants) and being found and presented by the Homage, the same shall be holden and reputed a forfeiture of his estate, whatsoever he shall have by Copy of Court Roll, at the time of any such act, committed or done in so much of his and their Copyhold Lands and Tenements as he shall have committed any such act and onely for so much.

49.

For what offences these copyholders shall forfeit their estates.

Outlawry, unless for treason or felony, shall be no forfeiture.

More forfeiture of estate, viz. making a Feoffments gift in tail, lease for lives, suffering a Recovery at the common law. Levying a fine or wilful denying to pay the rents, fines, &c.

Or disclaiming
to hold of the
Lord.

Or claiming
their copyholds
to be freeholds.
Or plead wit-
tingly in a real
action at com-
mon law in
chief as a free-
holder.
Or do any other
act which shall
be a disseizin of
the Lord.

What other for-
feitures the
Lord shall have.

50.
The act or neg-
lect of tenant
for lives or years
shall not preju-
dice those in re-
mainder.

of his Lands and Tenements out of the which the said quit-
rent and other duties is demanded, and shall be due, and wil-
fully denied by the said Tenant or Tenants as aforesaid. Or
if any Copyholder shall in the Lords Court or elsewhere in
any Court of Record disclaim to hold his said Copyhold Lands
and Tenements of the Lord of the Manor whereof his Lands
and Tenements are holden, or shall by pleading in the Lords
Court, or other Court of Record wilfully claim their Copy-
holds to be Freeholds, or willingly and wittingly plead in
any real action at the common Law in chief as a Freehold
Tenant or shall willingly and wittingly do any other act, or
things in or concerning his now Lands and Tenements which
shall be a disseizin or disinheritance of the Lord or Lords of
the said Manors, or of either of them, their heirs or assigns
(other then such acts as in these Articles are especial men-
tioned or dispensed withal) that then he shall forfeit his
and their estate of and in the same Lands and Tenements
so disclaimed to be holden or claimed to be Freehold, or
for which he shall plead in chief or do any such other act or
thing as is aforesaid. Finally, the Lord of the said Manors,
or of either of them shall have all such other Forfeitures,
Issues, Profits, and Advantages of the said Copyholds as
shall grow due to him by any Statute, Laws of this Realm
being not against and contrary to these Articles and Customs
here expressly set down.

Item, If any person or persons having any estate of any Co-
pyhold Lands or Tenements holden of the said Manors or of
either of them for term of life, or lives, or for term of years,
or in the right of their wives of any estate although he, she, or
they, shall do or suffer, or neglect to do any act or acts, during
the time aforesaid, in or upon the said Copyhold Lands or Te-
nements, which may or shall be contrary to the custom of the
said Manors, or of either of them. The same act or acts, so be-
ing done shall not prejudice or be hurtful unto the next person
or persons to whom the said customary Lands or Tenements
should or ought to remain, revert or come, nor to the said wife
or her heirs, nor being party in Court, or consenting in Court
to the said act or forfeiture, nor that the Lord of the said Ma-
nors,

nors, or of either of them, shal take any longer advantage, issues or profits of the same Copyhold Lands or Tenements then during the time of such estates as is aforesaid, of the party committing, doing or assenting to such act or acts. So that after his or their decease or estates determined the said Lands and Tenements shall remain, revert or come to the next person or persons, or to such person or persons, to whom the same should have comen or remained, or go or revert immediately after such estate or estates ended or determined, as though there had been no such act or acts done, contrary to the tenor or true meaning of these presents by any such person or person.

Item, The particular or private act or acts of any customary Tenant or Tenants of any of the said Manors which shall happen to be done willfully by or between them, or any of them, and the Lord or Lords of the said Manors or either of them, and his or their Reeve, or of either of them, contrary to the Articles and true meaning of these presents, neither doth nor shall extend to be construed to be a breach of the ancient Customs of the said Manors, or of either of them, to the hurt or prejudice of the rest of the customary Tenants but of themselves only, doing the said particular act.

51.
The privat act of any tenants contrary to these articles, shall not extend to be a breach of the customs to the hurt of the rest

Item, That if any Tenant for term of life, or lives onely, or for term of years of customary Lands shall make any waste, Then he shall be fined by the Homage, the third part of which Fine shall be to the Lord, and the other two parts shall come to him in the Reversion or Remainder of the said Copyhold.

52.
Tenant for life or years, making waste, shall be fined by the Homage,

Item, The Lord for non payment of Amerciaments may distrain his said Tenants parties to these presents, and avow for the same as for Rents. But he cannot seize any of his or their Lands or Tenements parties to these presents for non payment thereof until he be paid.

53.
For non payment of amer-ci-ments the Lord may distrain, but not seize.

Item, Upon the admission of any Co. heirs, Joynt-tenants or Tenants in common, if they cannot agree to occupy their Lands and Tenements together, or to make partition among themselves, then he or they that be grieved may by the custom of either of the said Manors, have a precept from the Steward, directed to seven customary Tenants or more of the said Manors, within which the said Lands and Tenements

54.
How partition is to be made between Co-heirs, Joynt-tenants or Tenants in common,

nements

nements do lie; and they shall make partition thereof, and the same return to the Steward of the said Manors again to be inrolled in the Court Rolls of the said Manors, whereof the said Lands or Tenements be holden. Whereupon the said Heirs shall go to the Steward of the said Manor within which the said Lands or Tenements shall lie. And then elect and choose their parts in form following (That is to say, the yongest son to choose first, then he that is next to the yongest to chuse next, and so after that rate unto the eldest (how many soever) which eldest shall chuse last. And likewise the same order is to be observed amongst daughters if there be no sons, and amongst all other degrees of Heirs touching the customary Lands and Tenements holden of the said Manors or either of them. And upon every such partition, they shall pay for a Fine to the Lord two shillings and six pence or less, at the discretion of the Steward, according to the quantity of the Lands or Tenements so parted between Tenants in common and Joynt-tenants for the like Fine, the said Division to be by the said Tenants without election of the parties themselves but by casting of lots, if they cannot otherwise agree.

up: 1 13-4
55.
These Copy-
holders shall
pay but one
peny for poun-
dage.

Item, If any customary or free Tenants cattel, or the cattel of their Farmers, be brought to the Lords pound. The said Tenant or his Farmer shall pay for all his cattel, if they be a hundred heads or upwards or under, for the Poundage thereof but one penny, and he that is no Tenant shall pay for every distress of cattel so pounded, four pence.

56.
Cattel im-
pounded to be
delivered by
two Copyhol-
ders.

Item, If any cattel be impounded within the Lords pound, by any person or persons being a customary Tenant or Tenants of the said Manors, or of either of them, for any trespass committed or done within the said Manors, or in either of them upon their Copyholds, that all such cattel being so impounded, may by two of the said customary Tenants of such of the said Manors, or of either of them wherein the said trespass shall be committed, which will answer for such Damages and Costs as shall be recovered in the said Court against the owners of the same Cattel for the said trespass, be delivered out of the said Pound unto the owner of the said Cattel, by the custom of the same Manors and of either of them.

Item,

Item, No customary Tenant shall sue, vex or trouble any other customary Tenant for any Title of Lands or Tenements lying and being within the said Manors or in either of them, being Copyhold Lands or Tenements of the said Manors, or of either of them, out of the Lords Court, without the special licence first had and obtained of the Lord of the said Manors, or of either of them, or of his Steward for the time being. If any person do the contrary, he shall have his Lands or Tenements seized into the Lords hands, until he pay a Fine to the Lord for the same offence, (viz.) such Fine as shall be ceased by the Homage at the next General Court of the said Manor or Manors.

57.
No suits for title of Copyholds out of the Lords court without licence.

Item, That no customary Tenants of the said Manors or of either of them, for any offence to be done by any mans Cattel within the said Manors or in either of them, shall drive the same Cattel to any foreign Pounds, but to the Lords Pound being within the said Manors or in either of them, if any man do the contrary to be amerced at the next General Court by the Homage. So always as there be a sufficient pound of the Lords there.

58.
Cattel offending shall be driven to the Lords pound.

Item, That no Tenant or any other person shall set any stake, mark or mear, between Tenant and Tenant, or between Tenant and any other person that lieth next unto him, without the parties do thereunto agree, unless an order be appointed by the Homage or the greatest part of them, that it may be first viewed by twelve Tenants of the said Manors, or of either of them, where the stake or mear is to be set, and there to set the stake or mark indifferently between both the said parties, and so to continue it upon pain of Amerciament by the Homage.

59.
How stakes, marks & mears between Tenant and Tenant ought to be set.

Item, The Homage do, and shall yearly use at the next General Court holden the Tuesday the ninth day next after Easter day, to elect and chose out of the Hamlets within every of the said Manors certain customary Tenants to be Drivers and Viewers of the Wastes and Commons of the said Manors and of either of them, for one whole year, which Tenants so elected have authority by the said custom to drive the commons at any time when they finde it surcharged, and to impound the cattel

60.
Drivers of commons when to be chosen.

cattel by them so taken, and no other to drive the said common then the persons so chosen as aforesaid.

61. *Item*, If by their driving the surcharging cannot be remedied, then they ought to inform the Homage thereof at the next Court, that they may amerce the offenders, whether the offenders be Tenants or no Tenants. And also to put a pain or an Amerciament upon their heads, that they shall not likewise offend.

62. *Item*, If the said drivers receive by their said poundages and more money then they spend in their travel, the rest shall be employed to the scowring of the common Sewers, which be upon the said waste grounds and commons, and laying of bridges over the said common Sewers, and shall make their accompt in that behalf to the Homage at the general Court, when the year for which they were chosen shall expire.

63. *Item*, The Copyhold and customary Tenants may make by laws at their General Courts when need shall require, which custom shall be so continued, and the said By-laws so by them made, shall binde all the Copyhold Tenants of the said Manors or of either of them, so the same be not contrary to the true meaning of these Articles.

64. *Item*, By the custom of the said Manors, and of either of them, Tenants in tail of customary Lands and Tenements may suffer common recoveries within the said several Manors with single or double Vouchers, or by agreement forfeit the said Lands and Tenements into the Lords hands for the cutting of the estate tail, which custom by these Articles shall have still continuance, and such Recoveries and Forfeitures, are and shall be good to bar the said in-tail.

65. *Item*, Whensoever there shall be any Court or Courts Baron (or other then the said two General Courts) kept within the said Manors or of either of them, no Copyholder ought nor shall be amerced above the sum of four pence for any default of his appearance at any the same Court or Courts (except the said two General Courts) neither shall incur any forfeiture, or seizure of his Copyhold Lands or Tenements, or any other damage for any such default. And the said Amerciament to be taxed by the Assurors Tenants of that Court.

Item,

Item, The Steward or his Deputy is to have such Fees and Allowances as hereafter are expressed, (*viz.*) For every Surrender taken out of Court five shillings, and nothing for any Surrender taken in Court (for every woman covert Baron) that shall be examined, six shillings eight pence; for every admittance of every person two shillings; for entering every Surrender and making the copy of Court-Roll thereupon six shillings eight pence; for every Precept for a view of Partition and entering the same, and the return thereof upon the Court-Roll and the Copy thereof two shillings six pence. And if it exceed two sheets of Paper, then for every sheet over and above two sheets twelve pence more. For searching the Court-Rolls for every year four pence: For every purchased Court thirteen shillings four pence: For entering a Note of a Lease granted of any Lands or Tenements containing the Date, quantity of Lands or Tenements, and certainty of Term, and to whom the same shall be granted, and for a Note thereof to the party six pence. For these things before expressed, the Steward shall have onely such Fees as before is declared, and for all other things he shall have as formerly hath anciently been used and not more.

66.
The Stewards
Fees.

Item, All Messuages, Tenements, and Cottages that shall hereafter be built upon any the Copyhold Lands, whereof the Customs are hereby meant to be declared, shall be held and enjoyed by the Copyhold Tenants thereof, under the same Customs and Articles herein declared, as the Lands whereon they shall be built, are holden and enjoyed, (but shall pay such fines) therefore as is before declared for Messuages, Tenements and Cottages that shall be new built.

67.
Buildings to
be erected,
shall pay fines;
as those al-
ready built.

Item, The Lord of the said Manors, or of either of them, their Heirs or Assigns shall not at any time hereafter grant or convey severed, from the Manor whereof the same is now holden, or ought to be holden any of the Messuages, Cottages, Lands, Tenements, or Hereditaments, whereof any of the said persons named Parties to the said Indenture hereunto annexed, is now Copyholder or Customary Tenant to any person or persons in Fee-simple, Fee-tail, or for term of life, or other estate of Freehold, or for any Estate, or Term, other then by Copy

68.
The Lord
shall not sever
from the Man-
or any of these
Copyholds, to
any persons in
Fee-simple,
or other state
of Freehold,
&c.

of Court-Roll, according to the Customs of the said Manors
and true meaning of these presents, and the Indenture where-
unto the same are annexed, except the Freehold to be granted
or severed at the Petition and Desire of such person or persons
as then shall be Copyholder thereof, according to the true
meaning of these presents. And if the Lord hath granted away
the Freehold of any the Copyhold Lands or Tenements where-
of the Custom is hereby meant to be declared, he shall get, and
take the same back again, and the same shall notwithstanding
such grant or alienation be annexed to the Manor whereof it
was, or is held, and shall be held and enjoyed by the Tenant,
his Heirs and Assigns thereof, by Copy of Court-Roll of the
same Manor under the Rents, Services, and Customs in these
Articles expressed, and not otherwise. And also that the Lord
shall admit by his Steward or his Deputy, all such Tenant and
Tenants that ought of right to be admitted upon the Present-
ment of the Homage.

An

An Alphabetical Table of the Names

of the Copyhold Tenants of the Manors of *Stepney alias Stebunhush*, and *Hackney*, for whom the said Decree concerning the Customs aforesaid was made in Chancery, the Two and twentieth day of *July*, in the Fifteenth year of the Reign of our Sovereign Lord King *James*, against the said Right Honorable *Thomas* Lord *Wentworth*, then Lord of the said Manors.

A

Vincent *Ancots*, *Jacob*
Abley, *William Adams*,
of *Limehouse*.

William Ardington of *White-*
chappel.

Thomas Abbot, *Jean Alder* of
Popler.

Nich las Askwith of *Hackney*

William Alder of *Ratcliff-*
highway.

B

William Bygot of *Ratcliff*.

Wil. Barnett of *White Chappel*

Robert Born of *Popler*.

Hugh Bullock, & uxor.

Henry Banister Esquire, *Wil-*

liam Bird, & uxor, *Nich-*

Burton, *Edward Brown*,

Giles Binks, *Giles de Budt*,

of *Hackney*.

Edmand Barber, *Hen. Barber*,

Francis Barber, of *Oldford*.

Tho. Baxter, & uxor, *Michael*

Bonner, *John Brigs*, & ux-

or, of *Bowe*.

Christopher Baker, *William*

Brown, *Robert Bens*, *Peter*

Baker, *Alice Bland*, *Ralph*

Bowers, *Thomas Best*, of

Ratcliff.

Quescel Bratost alias Lee, *John*

Ball, *John Bennet*, *Robert*

Bradshaw, *Matthew Barret*,

Richard Bromfield, *Eliza-*

beth Bedford, *John Bygot*,

of *Limehouse*.

C

Thomas Commins, *Nicholas*

Cosens, *Thomas Crane*, *Ri-*

chard Catcher, *Edward*

Catcher, *Thomas Croxal*,

William Cook, & uxor, *Wal-*

ter Hensley in *Reverton*.

Thomas Catcher, John Catcher,
Richard Cheyney; Francis
Clerkvid, John Catcher, Wil.
Catcher, Thomas Catcher,
of Hackney.

John Cowper, Thomas Coxan,
of White-chappel.

Walter Cook, Walter Colz, Pe-
ter Croxal, of Ratcliff.

Mary Cope, Elizabeth Clerk,
of Limehouse.

Marion Crisp, Mary Car-
penter, of Popler.

John Chandler, William Clark,
George Cook, Inholder, Isaac
Cotton, of Bowe.

Richard Catcher, fil. Tho.
John Coleman, of Whitechap.

D

Nicholas Diggins, of Mile-end.

Will. Dickinson, James Dean,
William Davis, of Hackney.

Nicholas Dickens, of Stepney.
Hugh Davis, of Whitechap.

Alexander Davison, James Da-
vies, George Dethick, Gil-
bert Dethick, Henry Dethick,
of Popler.

John Day of Bowe.

Rachel Davison, Robert Dix-
on, of Whitechappel.

E

John Eaglesfield, & uxor, Ri-
chard Edwards, Alexander
Elcock, Richard Elcock, of
Bowe.

George Edwards, of Shoreditch.
William Ewens, John Evans,

John English, of Limehouse.

F

Ralph Flavel, of Ratcliff.

John Flin, of Limehouse.

John Forster, of Bowe.

John Fell of Hackney.

Fuller widow of Ratcliff.

G

William Gough of Bowe.

Wil. Goddard, Vincent Goddard,

John Garland, Richard Gouge
of Bowe.

John Graves, Michael Geer,

John George of Limehouse.

Roger Gunston, Roger Glover,

John Gunston of Ratcliff.

Thomas Goddard, John Grunit,
& uxor.

Richard Glover, John Glover,
Francis Glover, Robert Glo-
ver, Thomas Glover.

H

Sir Ferdinando Heiborn, Gre-
ham Hogan, Henry Hains,
Thomas Hawks, Richard
Harrison of Hackney.

Sir Tho. Hardress, Robert Hart,
Thomas Hog, Wil. Herendin,
Robert Hunt of Mile-end.

Richard Hoskins, Walter Hend-
ley of Limehouse.

Richard Hale, Robert Hemrick
of Ratcliff.

John Howland, Cordwel Ha-
mond, George Houghton, &
uxor, Thomas Halbrook,

Nicholas Hallam, Thomas
Harris, Walter Halliley, E-
lizabeth

Elizabeth Hide, Dorothy Hide
of Whitechappel.
John Hills, John Harbert, Rob.
Hicks, Wil. Hanford of Popl.
Robert Hudson, John Hetber
of Bowe.
Francis Holliday. The heirs of
Haggis. The heirs of Tho.
Hardcastle.

I

Sir Job J. wts Knight of Bowe.
William Ivy, Roger Jones,
Margaret Jorden of Limeh.
Michael Jones & ux of
Bowe.
Thomas Jones, John Jenks, Jo-
nas James of Ratcliff
Nicholas Isaac, Adam Johnson
of Shoreditch.
Jones widow of Lime-
house.

K

John Key Miles of Hackney.
John Killingworth of Shored.
John Knowls of Popler.
William Kattle, John King of
Limehouse.

L

Robert Linage, Robert Lam-
bard, John Londen of Bowe.
Thomas Lawrence, George Li-
num of Ratcliff.
Richard Leigh, & ux.
Dame Margaret Lake, Ri-
chard Lowfield, John Low-
field, Will. Lowfield, Hum-
phrey Lowfield, John Links.
William Lyons, John Lyons of
Mile-end.

M

Sir William Martin Knight,
Elizabeth Mackeris of
Hackney.
William Mansbridge, Richard
Mills.
John Maynard, John Minshaw,
Isabel Moor, John Moor,
Michael Merrial of Limeh.
William Millar, George Mi-
chel of Shoreditch.
Thomas Mould, Edward Mat-
thews of Stepney.
Thomas Maning of Ratcliff.
Henry Maibank, Sam. Marsh.
Thomas Marsh of Whitech.
Eme Melsham, vid. Thomas
Michel.
Anne Michel, John Manship of
Popler.
Francis Moor of Bowe.
Richard Merrit.
Thomas Marsh Esquire, Tho.
Milton of Mile-end.
Joan Manly.

N

John Newet, William New-
man, John Nichols, Barbara
Nichols of Hackney.
Edward Nichols of Ratcliff.
Laurence Netmaker of Shore-
ditch.
Tho. Newport of Limehouse.
Tho. Nichols Shipwright.

P

Will. Philips senior of Bowe.
William Philips junior, Richard
Parks, William Pond, Will.
Peacock.

Peacock, William Pointel,
Giles Patrick & uxor of
Limehouse.
Will. Palmer of Bednal Green.
Thomas Pierrepont of White-
chappel.
Thomas Piercival of Bowe.
Henry Parsons & uxor of
Shoreditch.
Henry Parsons, Miles Priffick
of Hackney.
Vincent Parret of Popler.
John Petrii, Thomas Pinnock,
Richard Pointel, Tho. Pye.
Christopher Potkin of Hackney.

Q

Matthew de Quesfer.

R

Samuel Rowley, Roger Robin-
son, Anne Riland, late wife
of Wil. Haggis of Whitech.
Richard Rooding of Bowe.
William Roberts.
Henry Reynolds of Popley.
Edward Russel, Robert Rick-
man, Edmund Rolf, John
Rolf of Ratcliff.
Thomas Raiton, Katherine
Rulbrook, Henry Rivers of
Popley.
Richard Rowe of Hackney.
John Rowe.
John Rich, Edith Reed of Lime-
house.
William Reeve, Elizabeth Ri-
den, Bridger Rider, Katherine
Rider, Griffon Rider.
Roger Rife of Whitechappel.

Roger Rose and John Rose,
Will. Swan, John Steward,
John Shelley, John Snape,
Barthol. Smith of Hackney.
George Saria of London, Lime-
house and Ratcliff.
Will. Simons of Limehouse.
Peter Sumner, Thomas Salter,
& uxor, Thomas Scorer,
Edward Smith of Bowe.
James Short of Shoreditch.
Thomas Sauderson, John Sad-
ler senior of Ratcliff.
John Stokes, Richard Sims of
Mile-end.

John Smith, Samuel Soam, John
Swain of Popley.
Robert Sheffield, Jeremy Swan-
ley, John Sweet of Bednal
Green.
George Smith, John Smith his
son, Anthony Skinner, Paul
Smith of Whitechappel.
John Sadler junior, Nicholas
Simondson of Ratcliff.
Samuel Sayers of Hackney.

T

William Thorne, John Thorne,
Robert Thorne of Popley.
Edward Thickens, Henry Tyler
of Whitechappel.
Morgan Thomas of Shore-
ditch.
Henry Troutbeck, John Tho-
rowgood of Bowe.
Stephen Trafford, Richard Ty-
ler, Peter Taylor of Lime-
house.

Thomas

V

Thomas Vsser, Thomas Valentine of Hackney.

W

John West, Thomas Watt, John Walder, Thomas West of Popley.

Edmond White of Hackney.

Thomas Walker, Bartholomew Walker, Elizabeth Walker.

Margaret Walker, Emery Wilson, Elizabeth Wilding widow, Jean Wilding of Mile-end.

Jean Wilson.

John Watt, Watkins widow of Ratcliff.

Abraham Wakefield, Thomas

Wilson & uxor of Whitechappel.

Laurence Wyeat, Alice Williams, John Wilde of Shore-ditch.

Elizabeth Walker, Henry Walker, John Walker, Matthew Woodcot, Anne Woodcot, vid. Walter Whiting of Limehouse.

Thomas Whitebread, Andrew Wilmer of Bowe.

John Wilkinson, Smith Wilkinson, Henry Warley, John Warley, John Wright, Edward Wyborn, John Wyborn.

Y

Thomas Yardley of Whitechappel.

An

Another Table Alphabetical, for the ready finding of the several Customs, Priviledges, and Note-worthy Matters, contained in this Book.

A CT or neglect of Tenant for life or years, shall not prejudice those in Remainder.	Article 50.
ACT private of any Tenants contrary to these Articles, shall not extend to be a breach of Customs to the hurt of the rest.	51
Admission denied by the Lord.	28
How Lands descended are to be taken up.	33, 34
See Dissents and Surrenders.	
Amerciaments, the Lord may distrain for, but not seize.	53
Annoyances, how to redress.	7
Appearance at two general Courts yearly.	3
Failing to appear shall be amerced.	4
Failing at any Court (other then the two general Courts) shall not be amerced above four pence.	65
Buildings hereafter to be erected, shall pay no other fines then in these Articles.	67
By-laws may be made by the Homage which shall binde the Tenants.	63
Courts, see Appearance.	
Commons surcharged how to remedy, Art. 61. see Drivers.	
Courtesie of England, none for men here.	11
Claim by divers, and suit for Copyhold.	31, 32, 57
Change of Lord, see Recognition.	
Cohairs, see Dissents and Partition.	
Copyholders may not pull down houses to set them upon Freehold Land. Art. 46. see Forfeitures.	
Copyholders may break and dig their grounds.	
May fell down Timber and Woods.	
May suffer houses to decay without forfeiture.	
May lop Trees upon the Waste, before their houses.	
May dig Gravel, Sand, Clay and Loam, upon the Waste, to build or repair. Art. 46, 47. see Leases.	
Dissents.	10, 12, 13, 14, 15, 16, 17, 18, 33
	Dower

Dower none.	Art. 11
Drivers of the Common.	60, 61, 62
Enchroachment and Annoyances how to redress.	7
Ekcheat to the Lord for want of Heir.	10
Estates of Inheritance.	1
Fines due to the Lord upon admissions.	19, 26, 35, 67
Forfeitures of Estate.	48, 49
Fees to the Homage.	56, 30
Fees to the Steward.	66
Guardian of the Heir under age.	3337
Gavelkinde.	12
Homage, their charge and duty, &c.	8, 9, 23, 31, 62, 63
What Fees are due to the Land.	56, 30
Heir not knowing what shall be done.	10
Headborough may take Surrenders.	20, 22
Last Will and Testament. See Surrenders.	
Leases, Tenants may let for thirty one years and four moneths in possession, from the making without Licence.	38
But may not let for longer time, upon pain of forfeiture.	48
Leet: These Tenants (being Reeves) are not to be charged with the Leet Book.	42
Marks, Mears, and Stakes, how to set betwixt Tenants.	59
Partition, how to make betwixt Coheirs, Joint-tenants, and Tenants in Common.	54
Pound of the Lord and Castell impounded how to deliver.	55, 56, 58
Quit-rents when to be paid, &c.	2, 36, 41
Reeve, to take Surrenders.	20
Surrenders taken by him, when to be presented.	22
How to be chosen.	40
How long to serve.	ibid.
His fine for refusing to serve.	ibid.
A new to be chosen upon refusal.	ibid.
The succeeding Reeve shall have half of the fine of the former refusing, and detain it in his accompt.	ibid.
His Lands shall be seized for not paying Rents and Fines.	41
His forfeiture for not paying.	ibid.
	He

<i>He is not to answer any Quis-rents, unless he know the Tenant or the Land.</i>	ibid.
<i>Discharged of the Leet Book, Court Baron and Dinners.</i>	42
<i>Who may be chosen Reeve.</i>	43
<i>What allowance and fees he shall have for executing the Office.</i>	44
<i>He must deliver the Rental to his Successor, or shall be amerced.</i>	45
<i>Recoveries to bar Intails.</i>	64
<i>Recognition Money at the change of the Lord.</i>	39
<i>Surrenders, how they are to be made.</i>	1, 19
<i>How to be taken before Headborough or Reeve.</i>	20
<i>How to be taken of Women covert baron.</i>	21, 24
<i>When Surrenders are to be presented.</i>	22, 25
<i>Surrenders made according to these Articles are good.</i>	27
<i>Surrenders to make the Wife a Jointure.</i>	29
<i>Those to whose use Lands are surrendered, ought within three years after the presentment to take them up.</i>	34
<i>Stakes, Marks and Mears betwixt Tenants.</i>	59
<i>Stewards Fees particularly set down.</i>	66
<i>Severing, The Lord of the Manor may not sever any of these Copyholders to any person in Fee.</i>	68
<i>Titles in Controversie how to decide. See Claim.</i>	
<i>Women covert baron. See Surrenders.</i>	
<i>Waste, Tenants for life or years making waste, shall be fined by the Homage.</i>	52



Anno 21 Jacobi Regis.

MEMORANDUM, That according to the former Covenants and Agreements in this Book contained, his said Lordship hath Honorably procured the Act of Parliament, (so long desired) for perpetual Establishment of the said Customs, Benefits and Priviledges, together with certain Expositions, Enlargements, and Explanations thereunto added. The Copy of which Act *Verbatim* is as followeth; viz.

An Act for confirmation of the Copyhold Estates and Customs of divers Copyholders, of the Manors of Steepney and Hackney, according to certain Indentures of agreements, and a Decree in the High Court of Chancery, made between the Lord of the said Manors and the Copyholders.

IN most humble maner, do beseech your most Excellent Majesty, your Highness most humble and loyal Subject Thomas Lord Wentworth, Lord of the Manors of Steepney alias Stebenbeath and Hackney, in your Majesties County of Middlesex, and your Highness most humble and obedient Subjects, Sir John Fowls Knight, and all the other Copyholders and Customary Tenants of the said Manors, or of either of them, being parties to certain Indentures, bearing date the Twentieth day of June, in the Fifteenth year of your Highness Reign of England, made between the said Thomas Lord Wentworth of the one part, and the said Sir John Fowls, and divers other Copyholders and Customary Tenants of the said Manors in the same Indentures named, of the other part; and all the now Copyholders and Customary Tenants of the said Manors and of either of them, claiming by, from, or under the said Copyholders and Customary Tenants parties to the said Indentures. That whereas heretofore divers Questions and

Recital of the
Indenture of
the 20 of June,
see Page. 5.

Differences have arisen and been moved between your said Subject *Thomas Lord Wentworth*, and the Copyholders and Customary Tenants of the said Manors, for and concerning the Copyhold Lands, Tenements, Hereditaments and Estates of and within the same Manors, and divers Customs, Benefits, Priviledges, Discharges, and other matters concerning the said Copyhold Estates and Premises: For appealing whereof, and for prevention of the like, and all others, which in time to come might happen or grow between the said Lord, his Heirs, or Assigns, and others Lords of the said Manors, and the said Copyholders and Customary Tenants named in the said Indentures; and others Tenants of their Tenements that shall be hereafter. The same Indentures, together with certain Schedules thereunto annexed, were by the mutual Consent and Agreement of the said Lord and Tenants made sealed delivered and duly inrolled in your Majesties High Court of Chancery. In which said Indentures and Schedules are contained and comprised divers Customs, Orders, Immunities, Discharges, Benefits and Priviledges, by which the said Copyholders and Customary Tenants, their Heirs and Assigns, were and are to take, hold, use and enjoy, inherit, alien, demise and dispose all and every or any the Lands, Messuages, Tenements, Cottages and Hereditaments, which they, every or any of them respectively then held claimed or enjoyed, by force or pretence of any Grant before that time made by Copy of Court-Roll of the said Manors, or either of them. And divers other Agreements between the said Lord, and Copyholders or Customary Tenants, as in and by the said Indentures and Schedules more at large it doth and may appear: Which said Indentures and Schedules, and all the matters therein contained in or shortly after *Trinity* Term in the said Fifteenth year of Your Highness Reign, upon a Bill exhibited into Your Majesties said Court of Chancery; by the said Copyholders, against the said Lord *Wentworth*, and upon the same Lords Answer thereunto, were duly confirmed, established and decreed by the Decree of Your Majesties said Court of Chancery, as by the said Bill, Answer, and Decree remaining of Record in the said Court, it doth also appear.

The Indenture
of the 20 day
of June was
Decreed in
Chancery. See
Page 12.

And

And whereas in the said Indentures, one Clause or Article is contained in these words following: And the said *Thomas Lord Wentworth*, for him his Heirs and Assigns doth by these presents grant and agree, to and with the said Sir *John Jolls* and all other the persons named to be parties to these presents, and to and with the Heirs and Assigns of every of them, that every one of them, and every of their Heirs and Assigns shall and may freely hereafter from time to time grant, lease or demise by Deed or otherwise without licence or Copy of Court Roll, such or so much of the Lands, Tenements and Hereditaments, or any part or parts thereof, of which they or any of them are Copyholders or customary Tenants, or reputed to be Copyholders or customary Tenants to such person and persons, and for such term and estate, not exceeding 31 years and 4 moneths in possession, from the time of the making of any such grant or demise, as to them and every or any of them respectively shall be thought fit or necessary, without any forfeiture of estate, seizure, claim, disturbance, denial or impeachment of the said *Thomas Lord Wentworth* his Heirs or Assigns, or any of his or their Officers. So always that such grants, lease and leases so to be made, be at the first or second General Court for the Manor whereof the Lands or Tenements so happening to be granted, leased or demised are parcel, to be holden next after the making thereof be published in open Court of that Manor, before the Homage there, and a Remembrance thereof to be required to be made in the Rolls of the same Court, for the date, term and quantity of Lands, Cottages or Tenements so granted, leased or demised. Which Remembrance the said *Thomas Lord Wentworth*, covenanteth and granteth for him his Heirs and Assigns, to and with the said Sir *John Jolls*, and all other the said persons named parties to these presents, and their and every of their heirs and assigns, upon the tender of a Certainty thereof in writing to the Steward or Deputy Steward of that Manor, for the time then being, together with six pence of lawful money of *England* for the enrolling thereof, shall be in the Court Rolls of that Manor duly and in convenient time and without delay inrolled, and a note thereof delivered by the Steward for the time being or his

Recital of the
clause for making of Leases.
See Pag 9. and
Pag. 30.

De-

Deputy, to the party so leasing or any for him, without any other Consideration, Fee or Reward to be given or paid for the same.

Recital of the
38. Article, See
Pag. 30.

And in the said Schedules one other Article to the like effect is contained in these words following: *Item*, If any person or persons be disposed to let his or their customary Lands or Tenements, to any other person or persons, and to their Executors and Assigns for the term of one and thirty years or less, the same person or persons have and shall have full power and authority, to set or let to Farm his or their Copyhold Lands or Tenements, to any person or persons their Executors, Administrators and Assigns, for the term of one and thirty years and four moneths or less, in possession from the time of the making thereof by writing, without any licence to him or them to be granted, and without paying any Fine to the Lord, or incurring any forfeiture or seizure of or for the same: So as the same Lease do not exceed one and thirty years and four moneths from the time of the making thereof: But such Lease is and ought to be presented to the Homage of the Manor whereof the Lands or Tenements so leased are held, within one year after the making thereof: Or else the same Lease so made and not presented as is aforesaid, shall be void and of none effect, as in and by the said Indentures and Schedules appeareth. The intent and true meaning of which said Indentures, and of all and every the said parties thereunto was and now is: That the said Clauses and Articles should and shall be taken and construed to be to confirm, allow and make good all and every Leases and Grants made, and to be made and entered as aforesaid, although any such Lease or Grant, Leases or Grants, hath or have been, or shall be made or limited, to commence or begin from after, or at any day or time after the making or date thereof, so as the whole term granted or to be granted in or by such Lease, or grant Leases or Grants, together with the time incurred, or to incur from the day of the date or making thereof, until the day or time limited or to be limited for the beginning or commencement thereof do not exceed thirty and one years and four moneths in the whole.

The intent of
the Clause and
Article was to
make good all
Leases, not ex-
ceeding 31
years and 4
moneths.

And the said several limitations and provisions contained in
the

the said first recited Clause or Article for or concerning such publishing of the said Leases or Grants, and such requiring of a remembrance thereof to be made in the said Rolls, and such tender of the Certainty thereof in writing, and of the said six pence for the Entry thereof, as in and by the same Clause or Article is prescribed or mentioned. And the said limitation or provision contained in the said last recited Clause or Article for or concerning such presenting of such Leases to the said Homage as in and by the same last recited Clause or Article is prescribed or mentioned, were inserted into the said several Clauses or Articles, respectively as is aforesaid: To the onely intent and purpose to prevent frauds to be used by any Copyholders of the said Manors or either of them, in letting his or their Copyhold Lands or Tenements for years at a small rent or otherwise, and afterwards surrendring the same to the use of some other person or persons for money or other considerations, as if it were in possession, and not charged with any such Lease or Grant: But not with any purpose, that the neglect or omission of publishing any such Lease or Grant in the Court of the said Manors or either of them, or of any request to be made for any such remembrance thereof to be made in the Rolls of the said Court, or of the tendring of a Certainty of any such Lease in writing to the said Steward or deputy Steward of any of the said Manors, or of the said six pence for Entry thereof, or of the presenting thereof to the said Homage as in and by the said recited Clauses or Articles is limited or mentioned, should give or be any cause of forfeiture, or seizure of any of the said Copyhold premises so to be leased or granted, to the Lord of the said Manors or either of them for the time being, but onely to make such Leases and Grants, for and in respect of such neglect or omission as is aforesaid utterly void and of no effect, which said intent and true meaning of the said Indentures and of the said parties thereunto is testified, agreed and declared in and by certain other Indentures made between the said parties to the said first recited Indentures, and bearing date the last day of June, in the said Fifteenth year of your Majesties Reign.

May it therefore please Your most excellent Majesty, at the humble Suit of Your said Subjects, and for the settling of perpetual

And to prevent
frauds, &c.

But not to give
any forfeiture
to the Lord,
for neglect.

The Indentures
of the 30. of
June.

The Act that
Leases may be
let for 31 years
4 months from
the making,
without for-
feiture.

tual peace and quietness amongst them in and concerning the premises : That it may be enacted by Your Highness with the assent of the Lords spiritual and temporal, and the Commons in this present Parliament assembled ; And be it Enacted by the Authority of the same: That the making of any Lease or Grant, Leases or Grants sithence the making of the said first mentioned Indentures, or of any Lease or Grant, Leases or Grants at any time hereafter to be made for any term or terms of years, not exceeding one and thirty years and four moneths from the making or Date thereof by any the Copyholders or customary Tenants, parties to the said first mentioned Indentures, their Heirs or Assigns, or others that hereafter shall be Tenements by Copy of Court Roll or customary Tenants of any of the Lands or Tenements that were any of the said persons named to be parties at the time of the making of the said first mentioned Indenture, from time to time shall not be any forfeiture, or cause of forfeiture, or seizure, to or for the Lord of the said Manors, or either of them for the time being, or to or for any other person or persons lawfully claiming from by or under the same Lord or Lords, although such Lease, Leases or Grants hath been or shall be made without any licence of the Lord of the said Manors, or either of them, or hath not been or shall not be published in the Court of the same Manors or either of them, and although no request hath been or shall be made for any remembrance thereof to be made in the Rolls of the said Court, or any such tender of a Certainty of any such Lease or Grant, Leases or Grants, or of six pence or any other sum for Entry thereof, and although any such Lease or Grant, Leases or Grants hath not or have not been or shall not be presented to the said Homage as in and by the said Clauses or Articles is prescribed or mentioned. And although any such Lease or Grant, Leases or Grants hath or have been or shall be made or limited to commence or begin from after, or at any day or time after the making or date thereof, so as the whole term granted or to be granted in or by such Lease or Grant, together with the time incurred or to incur from the day of the date or making thereof, until the day or time limited, or to be limited for the beginning or commencement

enactment thereof do not exceed thirty one years and four months in the whole, and that the neglect or omission of any such publishing, requesting, tending or presenting as is aforesaid, neither is nor shall be any forfeiture or cause of forfeiture, or seizure of the Lands or Tenements so leased or to be leased or granted or any of them: But if any such neglect or omission hath been or at any time hereafter shall be, then every such Lease of or concerning the which such neglect or omission hath been or shall be had, shall be utterly void and of no effect.

But the Leases to be void, if they be not presented at the first or second general Court next following.

Both the Indentures, Schedules, Decree and present explanation of the said clause and article enacted to stand for ever.

And be it further Enacted by the Authority of this present Parliament: That as well the aforesaid two Clauses or Articles herein particularly recited with such alteration or addition, and so explained, construed and enlarged as is aforesaid: As also all and every other the Clauses, Articles, Agreements and matters in the said several Indentures, Schedules and Decree, and every or any of them contained shall be ratified, allowed and confirmed by the Authority of this present Parliament, and that the same several Indentures, Schedules, and Decree so explained, confirmed and enlarged, as is aforesaid: and every of them shall be of force to binde and conclude, all and every the said parties thereunto or to any of them, and their and every of their Heirs, Executors, Administrators and Assigns, and all and every person and persons claiming, or which shall claim from, by or under them or any of them in all things, according to the purport effect and true meaning of the same several Indentures, Schedules and Decree, and of every of them, and of this present Act: And that the same several Indentures, Schedules and Decree, and every of them and every Clause, Article and Sentence in them and every or any of them contained with such alteration and enlargements, and so explained as is aforesaid, shall for ever from and after the making of the same Indentures, Schedules, and Decree, stand be and remain, and shall be adjudged and taken to stand and be of such and the same force and effect, to all intents and purposes as if the same several Indentures, Schedules, and Decree so explained, construed and enlarged, as is aforesaid, and every of them and every Clause, Article and

Sentence in every of them contained were specially and particularly expressed and enacted by the Authority of this present Parliament.

Those which have compounded since the first Indenture, shall enjoy the like benefit as the former.

And whereas sithence the making of the said first mentioned Indentures, Your most humble Subjects, *Sir Thomas Hardres Knight, Richard Catcher son of Thomas Catcher Moneyer, John Wright Batcher, Thomas Pynnock, Elizabeth Hide, Dorothy Hide daughter of Edward Hide, Walter Whiting Mariner, Giles Patrick and Sybel his wife, Michael Merriol, John Bigate, Anne Ryland, late the wife of William Haggis, Thomas Wilson Gentleman, and Katherine his wife, John Crane, Giles de Budt, Sarah Hill, Constance Clark, Mary Simondson, Thomas Denham, Samuel Crowther, John Crowther, Joseph Crowther, Mary Tinefty, Thomas Jeffery, George Needham, William Lock, Peter Pierce his Heirs, Thomas Dampport Gentleman, Richard Bradley, Thomas Paramore Esquire, John Robtson Gent, Rich. Alsop, John Vassol, VWilliam Speering, George Speering, Walter Whiting, Rich. Paramore, John Robinson, Griffin Ellis, Joseph Thornton, Benjamin Thornton, Tobias Thomson, Matthew Graves, VWilliam Philips Marriner, John Gale Gentleman, VWilliam Gale Gentleman, Humphrey VWestwood, George Smith Gentleman, Christopher Potkin, Edward Burley, Felix Wilson Gentleman, and Anne his wife, Arthur VVingham, Richard VVingham, and Thomas VVingham her sons, VWilliam Dove Gentleman Anne his wife, and John Pease her son, VWilliam Chappel, and Henry Johnson Brewer, Robert Keal Gentleman, Thomas Chapman, Joan his wife, Daniel Bassano, John Hodgson, Helkiah Reade, Cornelius Godfrey, Thomas Thornton, Philip Ioyce, and Elizabeth his wife, Thomas Thredder, being Copyholders and Customary Tenants of diverse Messuages, Lands, and Tenements, some of them being parcel of or within the said Manor of *Stepney alias Stebenbeath*, and the residue thereof being parcel of or within the said Manor of *Hackney*, have likewise sithence the said first mentioned Indentures compounded, and agreed with your said Subject *Thomas Lord Wentworth*, to have and enjoy to them, their Heirs and Assigns, such the same, and the like Customs, Orders, Immunities, Discharges, Benefits and Priviledges, of, in, for and concerning all the*

the Messuages, Lands, Tenements and Hereditaments, which they the said Copyholders and Customary Tenants last before named, and every or any of them respectively, do now hold, claim or enjoy, by force or pretence of any Grant heretofore made by Copy of Court Roll of the said several Manors, or either of them, as the said Sir *John Iowls*, and the rest of the said Copyholders being parties, or named parties to the said several Indentures, their Heirs and Assigns, by the intent and true meaning of the said several Indentures, Schedules, and Decree, and of this present Act, have and enjoy, or are to have and enjoy of, in, for or concerning their said several Copyhold, Messuages, Lands, Tenements and Hereditaments. It may further please your most Excellent Majesty, for the like settling of a continual peace between your said Subjects, *Thomas Lord Wentworth*, and the said Sir *Thomas Hardress* Knight, and other the last named Copyholders aforesaid: That it may be further enacted by your Highness, with the Assent of the Lords Spiritual and Temporal, and the Commons in this present Parliament assembled.

And be it enacted by the Authority of the same Parliament: That as well the said several Indentures, Schedules and Decree, and every of them with such Exposition, Enlargement, and Explanation, as aforesaid: As also this present Act of Parliament, shall extend unto and comprehend, and shall be taken and adjudged to extend unto and comprehend the said Sir *Thomas Hardress* Knight, and other Copyholders aforesaid before mentioned to have compounded and agreed with the said Lord *Wentworth*, sithence the making of the said first mentioned Indentures for and concerning all the Messuages, Lands, Tenements and Hereditaments, which they the said last mentioned Copyholders, or any of them respectively, do now hold, claim, or enjoy by force or pretence of any grant by Copy of Court Roll of the said Manors or either of them, as fully and amply, and in as large and beneficial maner, to all intents and purposes, as if the same last mentioned Copyholders and every of them had been Parties and Party to the said several Indentures, and either of them, and as if their said several Copyhold Messuages, Lands, Tenements and Hereditaments,

had been by apt and precise words, contained or comprised in the said several Indentures, Schedules, and Decree. And in this present Act of Parliament, and every of them: And that the said last mentioned Copyholders and every of them, and the Heirs, Executors, Administrators, and Assigns of them and every of them, and all and every person and persons claiming, or which shall claim from, by, or under them or any of them, shall and may for ever hereafter, have, take and enjoy such the like and the same benefit, profit, and advantage by the said several Indentures, Schedules, and Decree of, for and concerning all and every the said Messuages and Premises, which they and every or any of them respectively do hold, claim, or enjoy by force or pretence of any grant, by Copy of Court Roll of the said Manors, or either of them, and as fully and amply as the said parties to the said several Indentures, their Heirs and Assigns, by the intent and true meaning of the said several Indentures, Schedules, and Decree, and of this present Act may have, take or enjoy, or are or ought to have, take or enjoy.

None but those who have compounded, shall have benefit by this Act.

Provided always, that this Act or any thing therein contained, shall not extend or be any wise construed or expounded to extend to any Copyholders, other then such as are named Parties to the said first recited Indentures, and the Heirs, Executors, Administrators and Assigns of every of them, and all and every person and persons, lawfully claiming, or which shall claim, from, by, or under them, or any of them: And other then such Copyholders who are before named in this Act, and who have sithence compounded; and agreed with the said *Thomas Lord Wenworth*, as is aforesaid, and their Heirs, Executors, Administrators or Assigns, and all and every person and persons, lawfully claiming, or which shall claim, from, by or under them, or any of them: Neither shall this Act extend to any Copyhold, Messuages, Cottages, Lands, Tenements or Hereditaments, other then such, whereof the said Copyholders or others claiming under them, were respectively seized or possessed at the times of their said several and respective agreements, for or concerning the same with the said Lord, or now are under the said agreements, seized or possessed, as aforesaid. But this Act shall extend to all and every the Copyhold Messuages, Cottages, Lands, Tenements and Hereditaments,

Nor they, but for the Lands, &c. for which they compounded.

taments, whereof the said Copyholders, or any others claiming under them, were respectively seized or possessed at the times of these several and respective agreements, for, or concerning the premises, with the said Lord, or now are under the said agreements, seized or possessed as aforesaid. Saving nevertheless to your Highness, your Heirs, & Successors, and to all and every person and persons, bodies Politique and Corporate, their Heirs and Successors, other then the said Lord *Wentworth*, his Heirs and Assigns, and all and every person and persons, lawfully claiming from, by, or under them, or any of them, and other then the said Parties to the said several Indentures; and the said Copyholders before mentioned to have compounded with the said now Lord *Wentworth*, and every of them, and the Heirs and Assigns of every of them, and all and every person and persons lawfully claiming from, by or under them, or any of them. All such Actions, Estates, Possessions, Rights, Titles, Interests, Services, Rents and Demands, Profits, Commodities and Advantages whatsoever, as they or any of them have, shall, may, or ought to have of, in, to or out of all, or any of the Premises, in such and the same estate, degree, plight, maner and form to all intents and purposes, as if this Act had never been had or made.

Saving to the
K. and all other
their particular
rights.

The Contents of this Act.

L Leases may be let for thirty one years and four months from the making without forfeiture. Page 56

But the Leases shall be void, if the prescribed use be not observed. 57

The Indentures of the twentieth and thirtieth of June, Anno 15. Jacobis Regis, with the Schedules, and the Decree in Chancery, with the present Explanation of the thirty eight Articles, are all enacted to stand firm for ever. ibid.

Those which have compounded since the first Indentures, shall enjoy the like benefit as the former. 58

None but those who have compounded, shall reap any benefit by this Act. 60

Nor they, but only for the Lands, &c. for which they have compounded. 61

Saving to King's Majesty, and all others their particular rights. ib.

An Alphabetical Table of the Names of the
Copyhold Tenants, which have compounded
since the first Indentures, and are enabled by this Act,
to reap the like benefit with the former.

A
R *Richard Alsop.*
B
John Bigate.
Giles de Bude.
Richard Bradley.
Edward Burley.
Daniel Bassano.
C
Richard Catcher son of Tho-
mas Catcher Monier.
John Crane.
Constance Clarkes.
Samuel Crowther.
William Chappel.
Thomas Chapman and Joan his
wife.
D
Thomas Denham.
Thomas Dampont, Gent.
William Dove, Gent. and
Anne his wife.
E
Griffin Ellis.
G
Matthew Graves.
John Gale, Gent.
Cornelius Godfrey.
William Gale, Gent.
H
Sir Thomas Hardreß, Knight.
Elizabeth Hide.

Dorothy Hide.
Sara Hill.
John Hodgson.
I
Thomas Jeffery.
Henry Johnson Brewer.
Phillip Joyce, and Elizabeth
his wife.
K
Robert Keal, Gent.
L
William Lock.
M
Michael Merriol.
N
George Needham.
P
Thomas Pynnock,
Giles Patrick and Sybel his
wife.
Peter Piers his heirs.
Thomas Paramore, Esquire.
Richard Paramore.
William Philips, Marriner.
Christopher Porkin.
John Pease.
R
Anne Ryland.
John Robotham, Gent.
John Robinson.
Helkiah Read.
Mary

S

Mary Symonson.
William Speering.
George Speering.
George Smith, Gent.

T

Mary Tinefey.
Joseph Thornton.
Benjamin Thornton.
Tobias Thornton.
Thomas Thornton.
Thomas Thredder.

V

John Vassol.

W

John Wager, Butcher.
Walter Whiting, Mariner.
Thomas Wilson, Gent. and
Katherine his wife.
Walter Whiting.
Humphrey Westwood.
Felix Wilson, Gent. and Anne
his wife.
Arthur Wingham.
Richard Wingham.
Thomas Wingham.
her sons.

FINIS.
